



Environmental Site Assessment

**Michigan Apartments
3800 West Michigan Street
Indianapolis, Indiana**

14

**CI Project No.: 0027-0027-19-Ph I AIM
Date of Report: April 27, 1999**

Prepared for:

**AIMCO
1873 South Bellaire Street, Suite 1700
Denver, Colorado 80222
Mr. Mark Reoch**

AIMCO
1873 South Bellaire Street, Suite 1700
Denver, Colorado 80222
Attn: Mr. Mark Reoch

Re: Michigan Apartments
CI Project No. 0027-0027-19-Ph I AIM

April 27, 1999

Dear Mr. Reoch,

At the request of AIMCO (Client), Commercial Inspectors, L.L.C. (CI) has completed a Phase I Environmental Project Assessment of the Michigan Apartments ("Project"), located at 3800 Michigan Street, Indianapolis, Indiana on April 18, 1999. The assessment utilized procedures consistent with acceptable industry standards. This report is prepared for the exclusive use of the Client, their successors, designees and assigns. The independent conclusions represent CI's best professional judgment based on information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided by the Client, owner, or their representative have been assumed to be correct and complete. Additionally, the conclusions presented are based on the conditions that existed and the information available at the time of the assessment.

CI conducted an on-site Environmental Site Assessment of the Project, which consisted of a walk-through observation of the accessible areas and interviews with facility personnel and local agency representatives. Areas accessed included several apartments, all common areas, all exterior areas, and the Project boundaries.

CI reviewed available federal, state, and local records in an effort to identify sites of known or suspected hazardous waste activity located at or near the Project, which could have an adverse impact on the Project. In an attempt to determine whether historical uses of the Project and adjacent properties have had an environmental impact on the Project, CI interviewed individuals knowledgeable about the Project and reviewed available pertinent records and documents. This assessment is based on the evaluation of the information gathered, laboratory analysis of samples collected (when required), and accessibility at the time of the assessment.

The purpose of this report is to provide the Client an assessment concerning environmental conditions (limited to those issues identified in the report) as they existed at the Project. The assessment was conducted utilizing generally accepted Phase I industry standards in accordance with ASTM Standard E 1527-97 and the Scope of Work provided by the Client. The scope of work included an evaluation of:

- The Project history in an attempt to identify any possible ownership(s) and/or uses that would suggest an impact to the environmental integrity of the Project as identified through review of reasonably ascertainable standard historical sources.

- Physical characteristics of the Project as identified through review of reasonably ascertainable topographic, wetlands, flood plain, soils, geology, and ground water data.
- Current Project conditions (as applicable), including compliance with appropriate regulations as they pertain to the presence or absence of:
 - Facility storage tanks, drums, containers (above or below ground), etc.
 - Transformers and other electrical equipment which utilize fluid which may potentially contain PCBs
 - The use of hazardous materials/chemicals, and/or the generation, treatment, storage, or disposal of hazardous, regulated, or medical wastes
- A screening approach for the potential existence of:
 - Asbestos, including the identification of all suspect materials in accessible areas (interior and exterior), and the collection and analysis of three bulk samples from homogenous areas of these accessible suspect materials.

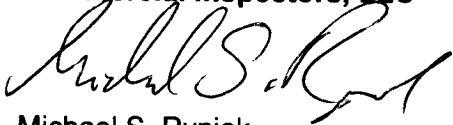
The basis for "suspect" determination is taken from Fannie Mae DUS guidelines and the materials listed in Appendix G of the USEPA publication *Managing Asbestos in Place* (the "Green Book"). Therefore, all materials listed in the Green Book which were installed prior to 1979 are considered suspect. Friable materials are those which can be easily crumbled or pulverized by hand pressure. This screening approach is not a comprehensive (i.e., AHERA-style) asbestos survey, but is intended to identify the potential for an asbestos hazard in accessible areas.

The laboratory reports list the samples taken from the Project and their subsequent analytical results using polarized light microscopy with dispersion staining (*Interim Method for Determination of Asbestos in Bulk Insulation Sample — USEPA 600/M4-82-020*) for asbestos.
 - Radon gas concentration, through the exposure and analysis of canisters, using the charcoal liquid scintillation method.
 - Lead-based paint, using LeadCheck Swab colormetric on-site tests for all residential properties constructed prior to 1978. The basis for this determination is taken from the Lead Paint Poisoning Act passed by the Congress of the United States which banned the use of lead paint starting January 1, 1978. Therefore, all paint applied prior to 1978 is considered suspect.
 - Lead in water, based on information provided by the municipal water provider.
 - Urea formaldehyde foam insulation (UFFI).
- An evaluation of information contained in programs such as the NPL, CERCLIS, RCRIS, SWLF, LUST, and other governmental information systems within specific search distances of the Project. This evaluation was performed in order to identify any sites that would have the potential to impact the environmental integrity of the Project.

The regulatory agency report provided is based on an evaluation of the data collected and compiled by a contracted data research company. The report is based on a radius search, which focuses on both the Project, and neighboring sites which may impact the Project. Neighboring sites listed in governmental environmental records are identified within a specific search distance. The search distance varies depending upon the particular government record being checked. The search is designed to meet the requirements of the Scope of Work, current industry approach and the ASTM Standard E 1527-97. The information provided is assumed to be correct and complete.

- Visual observation of the adjacent properties to identify high-risk neighbors and the potential for contamination, if presents or suspected, to migrate onto the Project.

Commercial Inspectors, LLC

A handwritten signature in black ink, appearing to read "Michael S. Ryniak", written over the printed name.

Michael S. Ryniak
Director of Environmental Services

SITE SUMMARY

**Michigan Apartments
3800 Michigan Street
Indianapolis, Indiana**

CI Project No.: 0027-0027-19-Ph I AIM

Date of Report: April 27, 1999

Assessment Component	Acceptable	Routine Solution	Phase II	Estimated Cost \$	Reference Section	Page
Surface Areas	✓				2.1.2	5
Operational Activities	✓				2.2	6
Hazardous Materials	✓				2.3	6
Waste Generation	✓				2.4	6
Storage Tanks/Pipelines	✓				2.5	7
Asbestos		(1)		\$350	2.6	7
PCBs	✓				2.7	7
Radon Gas		(2)		\$350	2.8	8
Lead-Based Paint	✓				2.9	8
Lead in Water	✓				2.10	9
Historical Review	✓				4	12
Regulatory Database Review		(3)		\$700-1200	5	14
Adjacent Properties	✓				6	17

§ Costs depicted are for investigation/program development activities. Remediation costs, if required, will be identified as a result of the activities.

- (1) The development and implementation of an Asbestos Operations and Maintenance (O&M) Program.
- (2) Radon retesting should be conducted.
- (3) The review of file information at IDEM to determine impact to the Project from the LUST site identified at the Project address.

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1. Summary

CI conducted a Phase I Environmental Site Assessment, on April 18, 1999. The Project is located at 3800 Michigan Street, Indianapolis, Indiana. For purposes of this report, the Project also includes the Michigan Plaza, across Michigan Street from the Michigan Apartment, to the south. Land uses in the vicinity of the Project include residential and commercial properties.

The Michigan Apartments consist of 23 apartment buildings, including 253 units, built in 1964. The Michigan Plaza consists of a single-story, "L"-shaped commercial building with retail and office tenants, also built in the mid 1960s.

The following summarizes the independent conclusions representing CI's best professional judgment based on information and data available to us during the course of this assignment. Information regarding site operations, conditions, and test data provided by the Client, owner, or their representative have been assumed to be accurate. The conclusions presented in this report are based on the conditions that existed at the time of the assessment.

1.1. Findings/Conclusions

Operational Activities

- CI observed no recognized environmental conditions associated with the activities at the Project (Section 2.2). No further action or investigation is recommended regarding operational activities at the Project.

Hazardous Materials

- The Project is involved in the use of hazardous materials in the form of routine janitorial, maintenance, and pool supplies (Section 2.3). The materials observed do not appear to pose a hazard to the Project, provided they continue to be used as designed, are properly handled, and all regulations regarding their use are followed. No further action or investigation is recommended regarding the use of hazardous materials.

Waste Generation

- No hazardous waste is generated at the Project (Section 2.4). No further action or investigation is recommended regarding waste generation, treatment, storage, and disposal at the Project.



Storage Tanks/Pipelines

- No evidence of storage tanks or pipelines (above or below ground) was identified (Section 2.5). No further action or investigation is recommended with regard to tanks or pipelines at the Project.

Asbestos-Containing Materials (ACM)

- Asbestos sampling conducted at the Project during a previous investigation identified ACM in floor tile and sheet vinyl at the Project. Laboratory analysis of the supplemental samples collected during this investigation identified ACM floor tile (Section 2.6). The identified asbestos-containing floor tile and sheet vinyl can be maintained in place if an Operations and Maintenance (O&M) Program is developed and implemented. A properly designed O&M Program is sufficient to maintain the Project in accordance with current regulatory standards and sound business practice. ACM maintained with an O&M Program can remain in place, provided the ACM remain intact and undisturbed.
- Suspect ACM in the form of roofing materials were not sampled as part of the assessment (Section 2.6). These materials are in good condition and should be sampled prior to repair, renovation, or demolition activities.

Polychlorinated Biphenyls (PCBs)

- CI did not identify transformers or hydraulic equipment at the Project that are classified as 'containing PCBs' (section 2.7). No further action or investigation is recommended regarding the transformers at the Project.

Radon Gas

- The laboratory analysis results for radon gas concentration included levels of 0.6, 0.7, 3.8, and 6.8 pCi/L (Section 2.8). The EPA guidance level is 4.0 pCi/L. A retest should be conducted to better evaluate the necessity for radon mitigation activities.

Lead-Based Paint (LBP)

- The in-field screening results are found to be negative for lead content (Section 2.9). No further action or investigation is recommended regarding lead-based paint at the Project.



Lead in Water

- Based on conversations with utility personnel, the water at the Project is not expected to contain elevated levels of lead (Section 2.10). No further action or investigation is recommended regarding lead in drinking water at the Project.

Surface Areas

- Project is located within Zone A-10 defined as the 100-Year Flood Plain. Any development of flood plain areas may be subject to regulation by federal, state, and local agencies.
- No other issues associated with surface areas were identified (Section 2.1.2.). No further action or investigation is recommended regarding surface areas at the Project.

Historical Review

- The review of the historical data available for the Project revealed no evidence of any recognized adverse environmental conditions (Section 4). No additional action or investigation is recommended regarding historical use of the Project.

Regulatory Database Review

- The review of the regulatory agency data available for the Project indicates that the Project address is listed on the LUST and UST databases (Section 5). On-site evaluation found no evidence of Coca Cola Bottling or a UST on-site or at the adjacent properties. A file review should be conducted to better evaluate the potential for this site to impact the Project.
- The review of the data available concerning operations at properties identified within the radius areas researched indicated that none are anticipated to adversely impact the Project (Section 5). No further action or investigation is recommended regarding regulatory issues at the Project.



Adjacent Properties

- CI identified no adjacent properties that are anticipated to have had a negative impact on the environmental integrity of the Project. (Section 6). No further action or investigation is recommended regarding adjacent properties at the Project.

1.2. Recommendations

The following additional action is recommended:

- The development and implementation of an Asbestos Operations and Maintenance (O&M) Program. Costs indicated are for O&M Program Document development only. Comprehensive survey costs, if required, will be identified as a result of O&M Program implementation.

Associated cost estimate \$ 350

- The laboratory results indicate that one of four samples are above the guidance level of 4.0 pCi/L as established by the USEPA. Confirmation testing in the same area as the original elevated test should be conducted. Follow-up actions will be determined based on the results of the additional testing.

Associated cost estimate \$ 350

- The review of file information at IDEM to determine impact to the Project from the LUST site identified at the Project address.

Associated cost estimate \$ 700-1200



2. Project Reconnaissance

2.1. Project Description

2.1.1. Improvements

The Project includes the Michigan Apartments and the Michigan Plaza, located across Michigan Street from the Michigan Apartment, to the south.

The Michigan Apartments consist of 23 apartment buildings, including 253 units. Improvements include a maintenance shop building, a swimming pool, a playground/basketball court, asphalt-paved parking/drive areas, and landscaped areas.

The Michigan Plaza consists of a single-story, "L"-shaped commercial building with retail and office tenants. Improvements include asphalt-paved parking/drive areas, and landscaped areas.

The City of Indianapolis provides water and sewer service. According to a representative of the Indianapolis Water Department, the water utility meets the requirements as established by the USEPA, state, county, and local authorities for water quality.

2.1.2. Surface Areas

General surface features of the Project consist of a relatively flat parcel of land graded to provide some slope to direct surface water away from the on-site buildings. Stormwater is directed to an adjacent creek to the east. Visual observation of the Project and adjacent properties did not identify any unusually distressed vegetation, staining, or evidence of surface migration of petroleum releases or hazardous materials onto or off of the Project.

No visible evidence of on-site surface impoundment facilities, pits, drywells, or dumping of apparent hazardous substances was observed. Surface water features were not observed including no evidence of lagoons, ponds or other bodies of water.



Minor oil discharges were observed on the parking area; however, the discharges are incidental in nature and corrective action is neither practical nor warranted.

2.2. Operational Activities/Noteworthy Tenants

The Project is currently utilized as residential apartments and a retail/office plaza. No noteworthy tenants were identified. Based on the operations assessed at the Project, no environmental permits are required.

2.3. Hazardous Materials Storage and Handling

Visual observation for the use and/or storage of hazardous materials was performed. Only routine janitorial, maintenance and pool supplies were observed.

2.4. Waste Generation, Storage, and Disposal

Visual observation for the generation, storage, and disposal of wastes was performed. No hazardous waste is generated at the Project.

Trash containers are provided for incidental trash disposal. Regular pick-up is provided by a contracted waste-hauler. No spills or staining were observed in the area of waste generation or storage. No overflowing, excessive odors, or excessive ground trash were observed in the vicinity of the trash storage. No hazardous or regulated wastes were noted.



2.5. Facility Storage Tanks and Pipelines (above or below ground)

Visual observations for manways, vent pipes, fill connections, concrete pads, and saw cuts in concrete areas did not identify any surface connections or disturbances which would indicate that the potential for an underground storage tank (UST) installation exists. The manways and caps observed were for site services (i.e., domestic water, storm water, and sanitary sewer system). The review of the state list of registered USTs indicated that no tanks are registered for the Project. Interviews with persons knowledgeable of the Project did not identify any evidence of current or historic storage tanks (above or below ground) at the Project.

No aboveground storage tanks (ASTs) were observed on site

Visual observations did not identify any surface markings indicating the existence of subsurface product pipelines.

2.6. Asbestos-Containing Materials (ACM)

Suspect ACM in the form of roofing materials, floor tile, sheet vinyl flooring, ceiling tile, and drywall were identified. Asbestos sampling conducted at the Project during a previous investigation identified ACM in floor tile and sheet vinyl at the Project. Results of the previous investigation are included in the Appendices (Section 7). Due to insufficient sampling of certain materials supplemental sampling was conducted by CI. Random samples of floor tile, drywall, and ceiling tile were collected. Laboratory analytical results indicated asbestos was detected in floor tile and associated mastic.

2.7. Polychlorinated Biphenyls (PCBs)

The Project is supplied with overhead secondary electrical service from pole-mounted exterior electrical transformers. The transformers are designated as the property of Indianapolis Power and Light (IPL), the public utility. Contact with a utility representative indicated that the units are classified as non-PCB. The units should be periodically inspected for leakage. If leakage is visible, the Project owner/manager should contact the public utility, who will remediate the situation. Should the units have to be replaced, the utility is responsible, provided the cause is equipment failure, not customer misuse. No leakage of the transformers was observed at the time of the assessment.



The utility-owned units are not owned by the Borrower or any party that has an interest in the Property. Therefore, these units are not subject to *Part x (Environmental Hazards Management Procedures); Section 101.06 (Ongoing Operations and Maintenance)* of Fannie Mae DUS environmental requirements.

No additional equipment with the potential to utilize dielectric or hydraulic fluid was observed during the site assessment.

2.8. Radon

Four charcoal canisters were deployed at the Project in an effort to measure radon gas concentrations at the Project. The following procedure was utilized:

- Canisters were placed in apartment units of the building with normal heating, ventilation, and air-conditioning (HVAC) systems.
- Canisters were placed at least 20 inches from the floor in the lowest livable level of the buildings and at least 1 foot from outside walls and 3 feet from outside windows and doors.

The USEPA uses a continuous exposure level of 4.0 pCi/L (picoCuries per liter of air) as a guidance level at which remedial action is recommended. The screening technique utilized is designed to provide an initial response that will identify whether further testing or investigation is required.

The laboratory analysis results for radon gas concentration indicated levels of 0.6, 0.7, 3.8, and 6.8 pCi/L.

2.9. Lead-Based Paint (LBP)

The buildings at the Project were reportedly originally constructed in 1964. The painted interior surfaces are in good condition, with no chipping, peeling, or cracking paint observed. Random samples of the painted surfaces were obtained utilizing LeadCheck Swabs. Thirty-one samples were collected and all of the samples tested negative for lead.



2.10. Lead in Water

According to the local utility, the water supplied to the Project is within federal, state, and local water quality limits.



3. Environmental Setting

3.1. Topography

Review of Project topography on the Indianapolis West, Indiana Topographic Quadrangle, published by the U.S. Geological Survey (USGS) and dated 1967 (photorevised in 1980 and 1984), indicated the following:

- The Project has an average elevation of approximately 715 feet above mean sea level.
- The general slope in the vicinity of the Project is to the east.
- The Project area is shaded to represent a high-density developed area and the exact site improvements are not shown.

A copy of the topographic map is appended (Section 7).

Review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency (FEMA) and dated 1988 indicated the following:

- The Project is located in Zone A-10, defined as the 100-Year Flood Plain. Any development of flood plain areas may be subject to regulation by federal, state, and local agencies.

3.2. Soils/Geology

Review of the Soil Survey of Marion County, Indiana, published by the U.S. Department of Agriculture Soil Conservation Service (USDA SCS) and dated 1978, indicated the following:

- The Project is located in an area comprised of one soil type known as Urban land-Fox complex with estimated slopes between zero and three percent.
- The urban land complex indicates that fifty percent of the predominant soil type has been disturbed and covered with an impervious layer consisting of buildings, sidewalks, streets, and other structures. The undisturbed areas of the complex retain the original soil characteristics.
- The Fox soil series is considered to be a well-drained soil with a depth to approximately 60 inches.



- General soil characteristics of the Fox soil include moderate permeability with a slow runoff.

The Project site is located within the Tipton Till Plain physiographic province of Indiana, consisting of unsorted and unstratified silt and sand, with some gravel and boulders in a clay matrix. The Project is further located in the Scottsburg Lowland bedrock unit, including the New Albany shale of Devonian-Mississippian age.

3.3. Ground Water Hydrology

The groundwater level is likely less than 20 feet below ground surface. Groundwater flow in the region is likely in an overall southeasterly direction in the vicinity of the Project.

Estimated ground water levels may vary due to seasonal fluctuations in precipitation, local usage demands, geology, underground structures, or dewatering operations.



4. Historical/Records Review

4.1. Aerial Photography

Review of a 1970 aerial photograph, available from the USDA SCS, indicated the following:

- The Project contains the current improvements.
- Adjacent properties include Little Eagle Creek to the north and east, with commercial-type buildings beyond to the north and residences beyond to the east. Residences are also located to the south and west, with a mobile home park to the southeast.

The 1962 aerial photograph, available from the Indiana Geological Survey (IGS), differs from the 1970 aerial photograph in that:

- The Michigan Apartments' area is shown as a farm field and associated farm structures. The Michigan Plaza area contains several residences.

The 1941 aerial photograph, available from IGS, does not differ significantly from the 1962 aerial photograph. The area beyond Little Eagle Creek to the north is shown as farm fields.

Copies of the aerial photographs are appended (Section 7).

4.2. Historical Maps/City Directories

CI attempted to review historical maps of the Project and adjacent properties at the Marion County Public Library. No Sanborn maps for the Project area were available for review.

CI attempted to review historical city directories at the Marion County Public Library, but they were not available for review at the time of this assessment.

4.3. Local Government Agency Review

A review of building permits from the Indianapolis Records Department indicated that the Michigan Apartments were built between 1964. No information was available regarding Michigan Plaza. This review did not reveal any information or condition that could impact the environmental integrity of the Project.



Review of the available zoning records from the Indianapolis Planning Department indicates that the Project is currently zoned C-2, commercial. No historic zoning information was available. Available zoning records do not indicate the potential presence of past manufacturing, military, or industrial usage in conjunction with the Project lands.

4.4. Property Tax Files/Deeds

Review of information available from the Wayne Township Assessor's Office, indicated that the Project has been owned by David C. Eades and Roy H. Lambert Partnership since 1978. Previous ownership information was not available.

Review of available deed records did not identify any previous environmentally suspect ownership, easements, right of ways or other environmental entries/restrictions associated with the Project.

4.5. Historical Summary

Based upon interviews and a review of chain of title information, city agency records, topographic maps, and aerial photographs; the Project appears to have been farmland and rural residences prior to construction of the current developments in 1964 (researched back to 1941).



5. Regulatory Review

NPL, RCRA-TSD, CERCLIS, NFRAP, CORRACTS, SCL, SPL, SWLF, LUST, UST, RCRIS-Generators, and ERNS listings were reviewed. By cross-referencing name, address, and zip code, we conclude that the Project is not a listed site. The area search of the Project for sites listed in these databases identified various sites individually outlined in the Regulatory Agency Data Report Findings included in the Appendices, Section 7. Information concerning listed sites is included in each of the database sections that follow.

CI also reviewed the unmappable sites in the database report, cross-referencing addresses and site names. Unmappable sites are environmental risk sites that cannot be plotted with confidence, but can be located by zip code or city name. In general, a site cannot be geocoded because of inaccurate or missing location information in the record provided by the agency. Any identified unmappable site is included in the corresponding database discussion that follows.

- **NPL Listing:** The National Priorities (Superfund) List is EPA's database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund Program.
 - No NPL sites were identified within 1.0 mile of the Project.
- **RCRA-TSD Facilities Listing:** The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA-TSD database is a compilation by the EPA of reporting facilities that transport, treat, store or dispose of hazardous waste.
 - No RCRA-TSD sites were identified within 1.0 mile of the Project.
- **CORRACTS (TSD) Facilities Listing:** Resource Conservation and Recovery Act (RCRA) Corrective Action Sites List (CORRACTS) are sites which are under a "corrective action order" when there has been a release of hazardous wastes or constituents into the environment from a RCRA facility or associated Treatment, Storage, or Disposal (TSD) facility.
 - One CORRACTS site was identified within 1.0 mile of the Project as follows:



- ◆ **Praxair Inc. Site at Allison**
4700 W. 10th St.
Distance: 0.75 miles
Direction: Northwest

The above site is approximately 0.75 miles northwest of the Project. The expected direction of groundwater flow is to the southeast and toward the Project. Based on the intervening distance, this site is not anticipated to impact the Project.

- **SPL Listing:** This database is the State equivalent to the NPL.
 - No SPL sites were identified within 1.0 mile of the Project.
 - **SCL Listing:** This database is the State equivalent to the CERCLIS list
 - No SCL sites were identified within 1.0 mile of the Project.
 - **CERCLIS/NFRAP Listing:** This database is a compilation of sites which the EPA has investigated or is currently investigating for a release or threatened release of hazardous substances.
 - No CERCLIS/NFRAP sites were identified within 0.5 mile of the Project.
 - **SWLF Listing:** This database is a comprehensive listing of all State Permitted Solid Waste Landfills.
 - No SWLF sites were identified within 0.5 mile of the Project.
 - **Leaking Underground Storage Tanks (LUST):**
 - One LUST sites was identified within 0.5 mile of the Project as follows:
 - ◆ **Coca Cola Bottling**
3800 W. Michigan
Distance: 0.02 miles
Direction: West
- The above site is the Project address, however, there is no indication of a Coca Cola Bottling facility at the Project. It is unclear as to the nature of the release associated with this listing. The media affected is identified as "soil." Attempts to contact the IDEM to verify this site location were unsuccessful. This site has the potential to impact the Project.



■ **Underground Storage Tanks (UST)**

- Neither the Project nor any adjoining properties were identified on the UST inventory. However, the Project address, 3800 West Michigan, was identified as a UST site, as the Coca Cola Bottling Co. (see the LUST findings above). No other sites were identified with a 0.25 mile radius of the Project.

■ **RCRIS-Generator Listing:** The EPA's Resource Conservation and Recovery Information System identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRIS-Generators database is a compilation by the EPA of reporting facilities that generate hazardous waste.

- Neither the Project nor any adjoining properties were identified on the RCRIS-Generator listing. No sites were identified within a 0.125 mile radius of the Project.

■ **Emergency Response Notification System (ERNS):** The ERNS is a national database used to collect information on reported releases of oil or hazardous substances.

- The Project was not identified on the ERNS database. No sites were identified within a 0.125 mile radius of the Project.



6. Adjacent Properties

The general vicinity of the Project consists of residential and commercial land use. The following identifies specific adjacent properties, tenants, and/or use:

North Little Eagle Creek with a commercial property beyond is located to the north.

South Residential and vacant land is located to the south.

East Little Eagle Creek is located to the east, with residences beyond.

Southeast A mobile home park is located to the southeast.

West Holt Road is located to the west, with single-family residences beyond.

The adjacent property use is not anticipated to impact the environmental integrity of the Project.



7. Appendices

Appendix A	—	Photographic Documentation
Appendix B	—	Site Plan
Appendix C	—	Maps and Aerial Photographs
Appendix D	—	Regulatory Agency Data Report Findings
Appendix E	—	Laboratory Analytical Report
Appendix F	—	Supporting Documentation
Appendix G	—	Fannie Mae Questionnaire
Appendix H	—	Resumes



C.I., LLC

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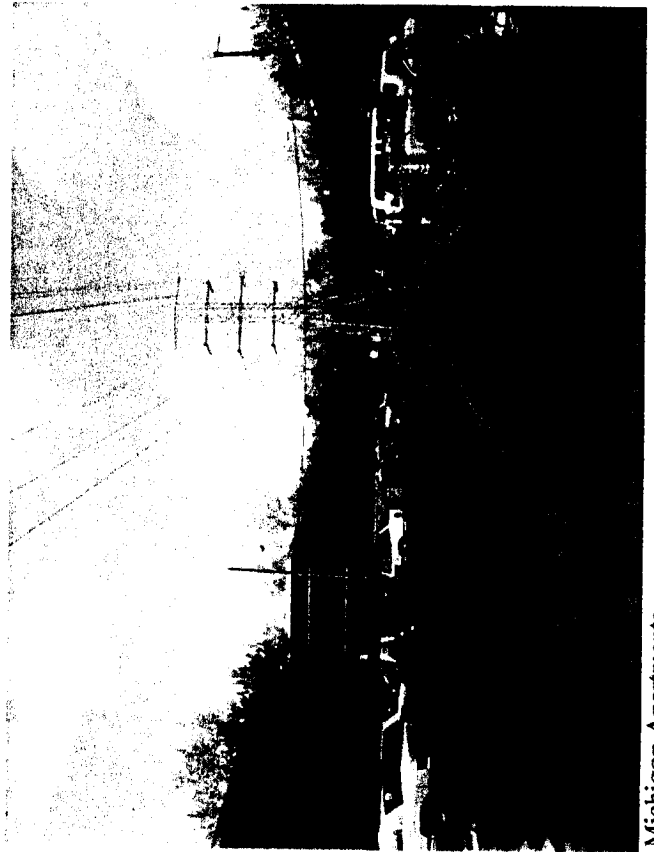
Appendix A
Photographic Documentation





Michigan Apartments

Photo 1. North Side of Project



Michigan Apartments

Photo 3. Power Lines Along East Side of Project



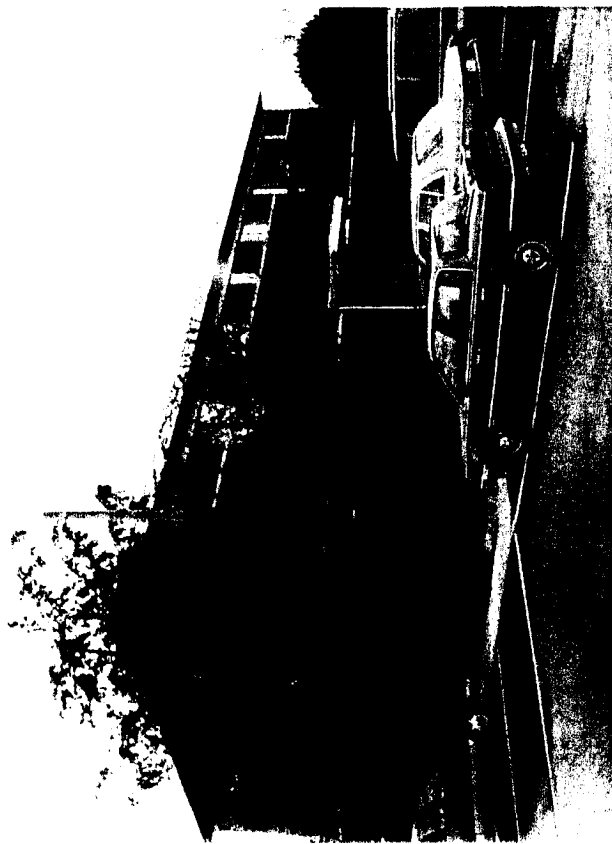
Michigan Apartments

Photo 2. West Side of Project



Michigan Apartments

Photo 4. South Side of Apartments Complex, Along Michigan Street



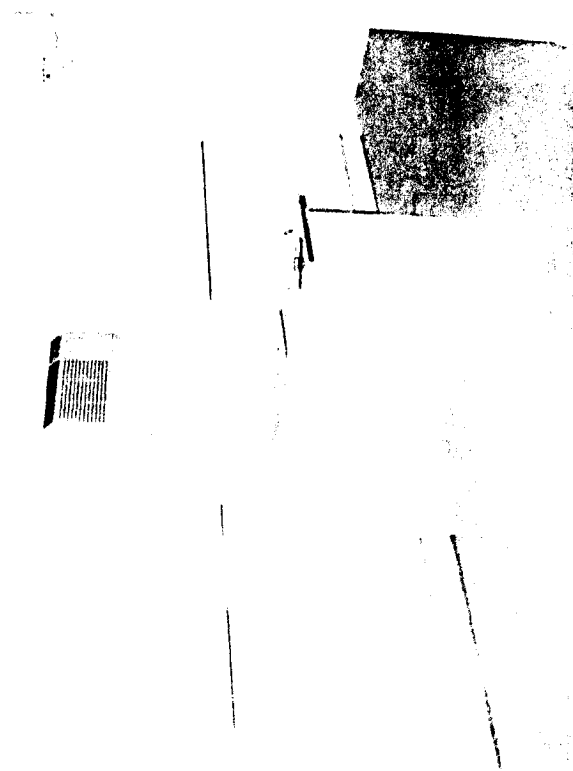
Michigan Apartments
Photo 6. Typical Apartment Building



Michigan Apartments
Photo 7. Typical Courtyard Area



Michigan Apartments
Photo 5. Michigan Plaza



Michigan Apartments
Photo 8. Typical Apartment Interior

C.I., LLC

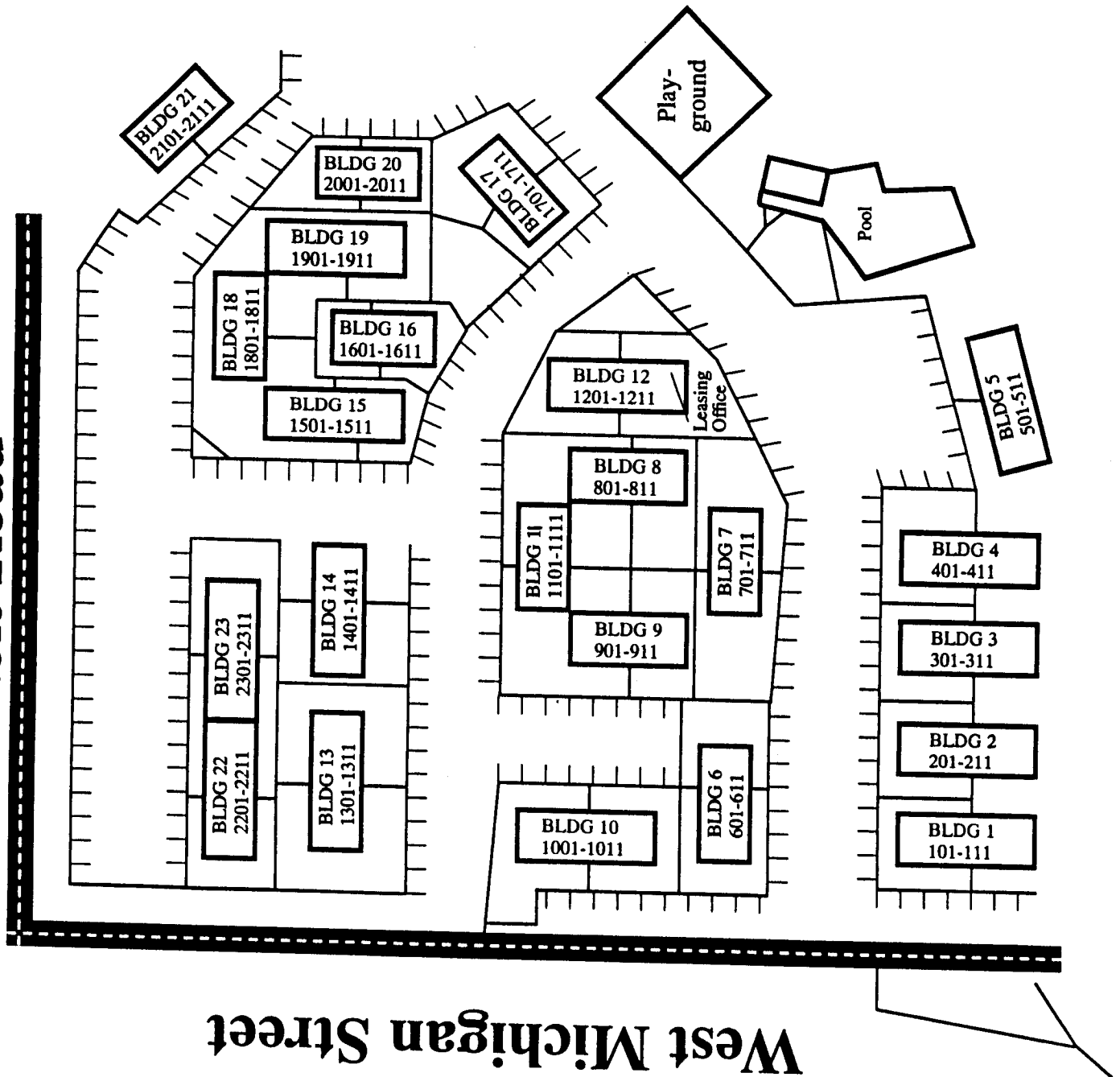
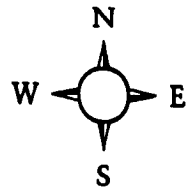
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Appendix B
Site Plan



Holt Road

West Michigan Street



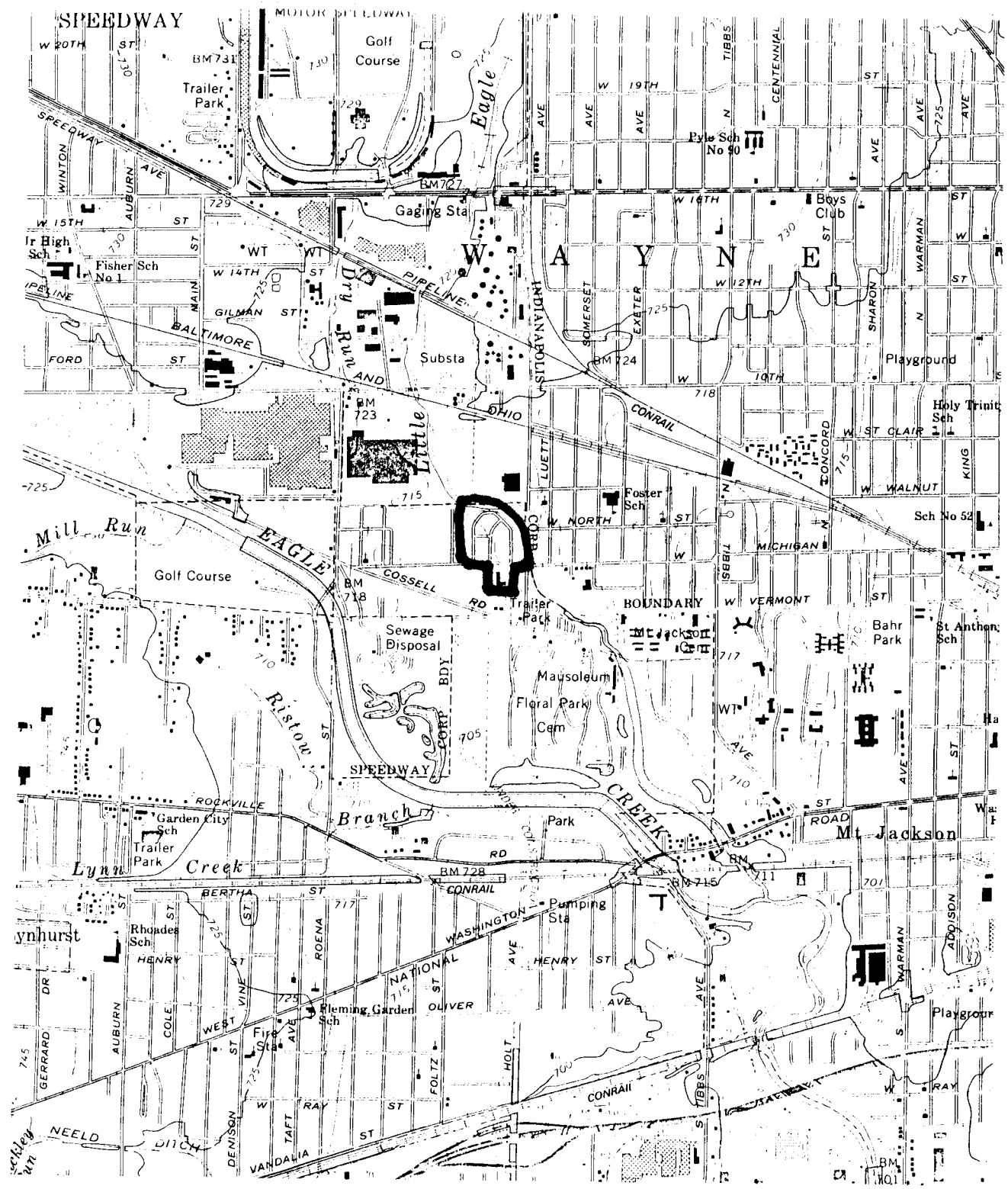
Michigan Apartments
3800 West Michigan Street
Indianapolis, IN 46222-3341
317-244-7201

C.I., LLC

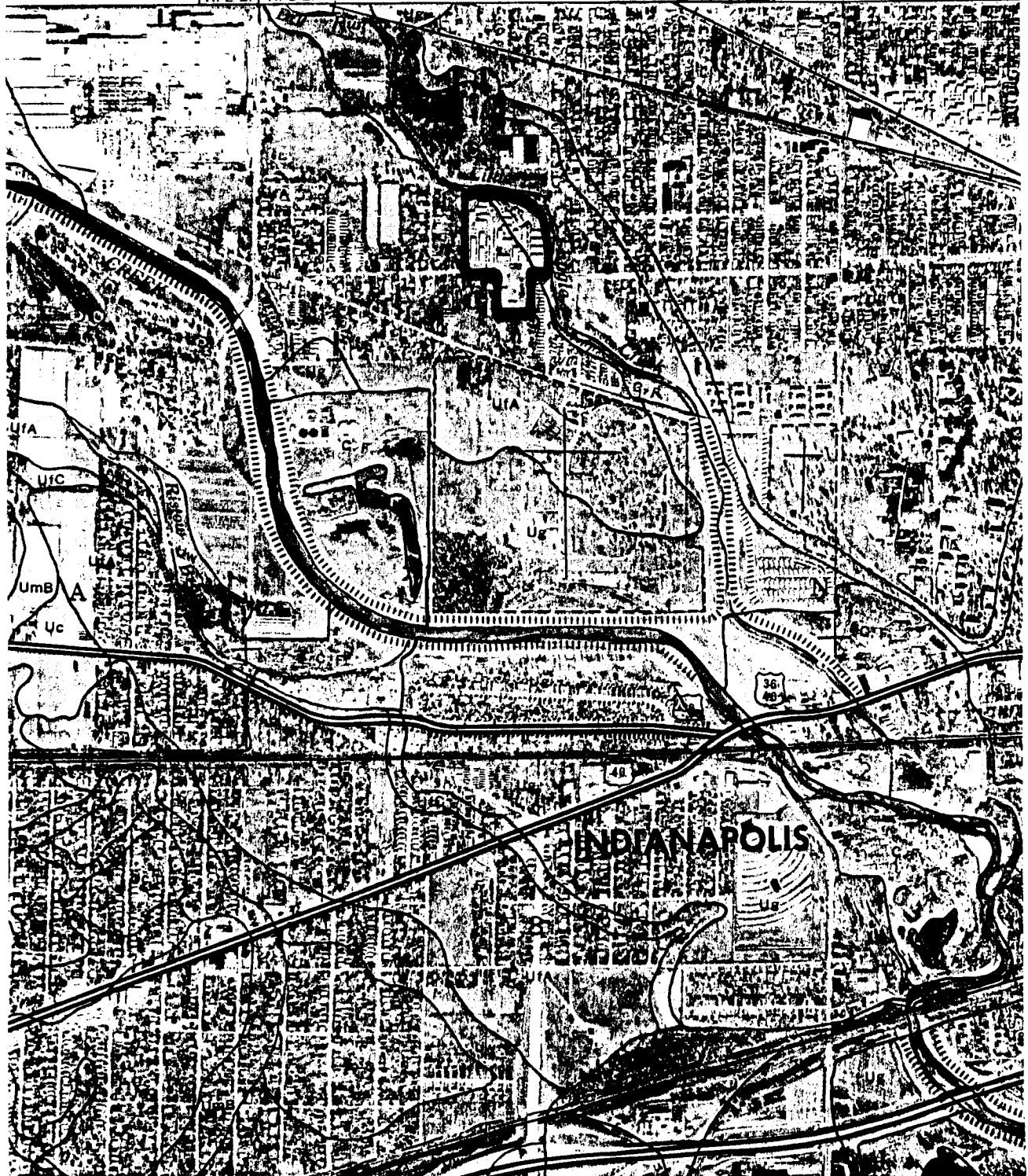
CI#0027-0027-19-Ph I AIM

Appendix C
Maps and Aerial Photographs





MARION COUNTY, IN[



Map: 1970 Aerial Photograph

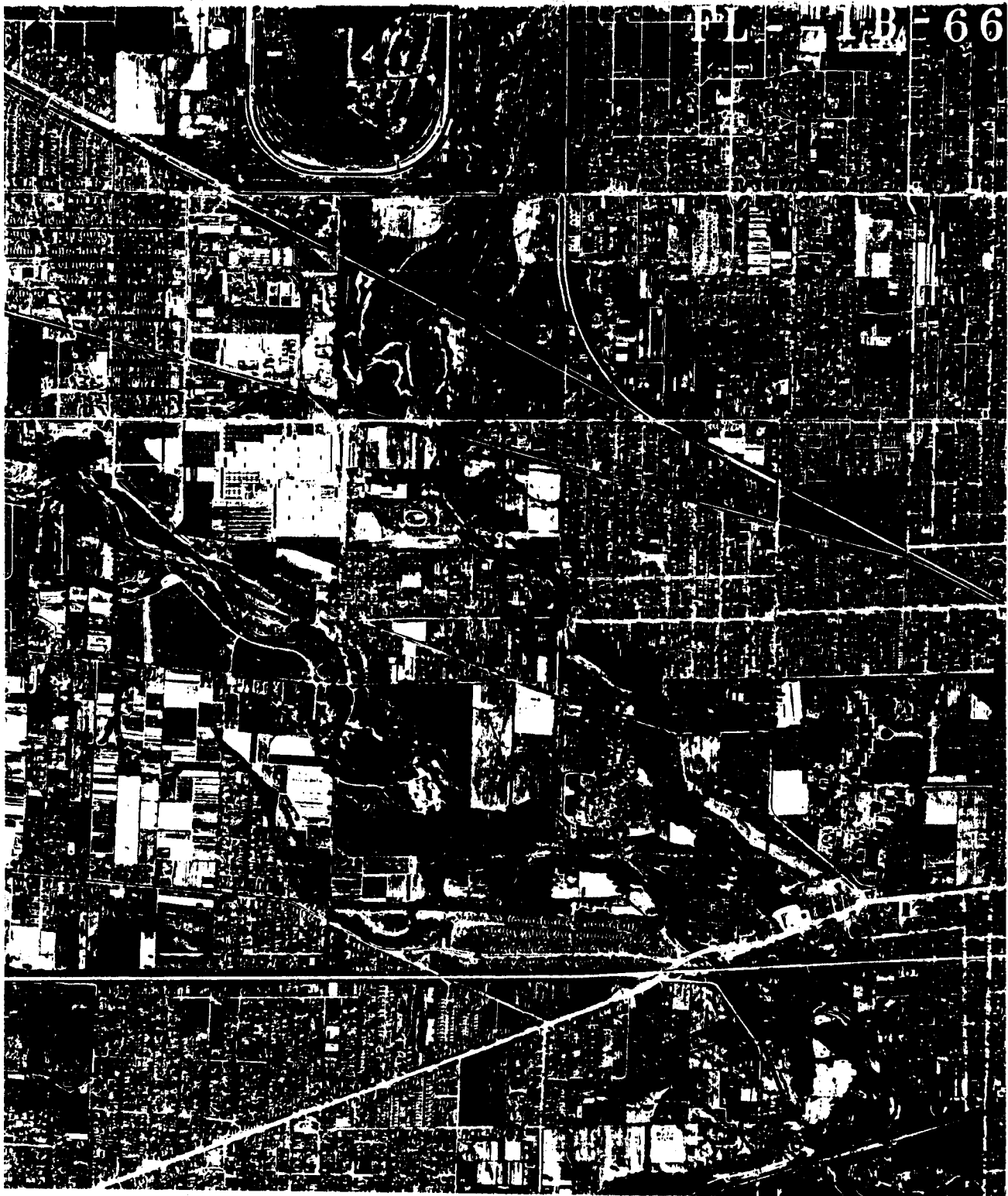
Commercial Inspectors, L.L.C.



CI Project Number: 0027-0027-19-Ph I AIM

Map: 1962 Aerial Photograph

Commercial Inspectors, L.L.C.



CI Project Number: 0027-0027-19-Ph I AIM

Map: 1941 Aerial Photograph

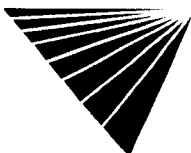
Appendix D
Regulatory Agency Data Report Findings



SITE ASSESSMENT REPORT

PROPERTY INFORMATION	CLIENT INFORMATION
Project Name/Ref #: 0027002719 Michigan Apts 3800 West Michigan Street Indianapolis, IN 46222 Latitude/Longitude: (39.773636, 86.226007)	Michael Ryniak Commercial Inspectors 465 Shadow Mountain Drive Prescott, AZ 86301

Site Distribution Summary			within 1/8 mile	1/8 to 1/4 mile	1/4 to 1/2 mile	1/2 to 1 mile
Agency / Database - Type of Records						
A) Databases searched to 1 mile:						
US EPA	NPL	National Priority List	0	0	0	0
US EPA	CORRACTS (TSD)	RCRA Corrective Actions and associated TSD	0	0	0	1
STATE	SPL	State equivalent priority list	0	0	0	0
B) Databases searched to 1/2 mile:						
STATE	SCL	State equivalent CERCLIS list	0	0	0	-
US EPA	CERCLIS / NFRAP	Sites currently or formerly under review by US EPA	0	0	0	-
US EPA	TSD	RCRA permitted treatment, storage, disposal facilities	0	0	0	-
STATE	LUST	Leaking Underground Storage Tanks	1	0	0	-
STATE	SWLF	Permitted as solid waste landfills, incinerators, or transfer stations	0	0	0	-
C) Databases searched to 1/4 mile:						
STATE	UST	Registered underground storage tanks	1	0	-	-
D) Databases searched to 1/8 mile:						
US EPA	ERNS	Emergency Response Notification System of spills	0	-	-	-
US EPA	LG GEN	RCRA registered large generators of hazardous waste	0	-	-	-
US EPA	SM GEN	RCRA registered small generators of hazardous waste	0	-	-	-
STATE	SPILLS	State spills list	0	-	-	-



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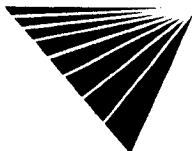
AMMH002153

This report meets the ASTM standard E-1527 for standard federal and state government database research in a Phase I environmental site assessment. A (-) indicates a distance not searched because it exceeds these ASTM search parameters.

LIMITATION OF LIABILITY

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NOTES



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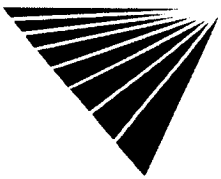
Report ID: 803106901

Report ID:
Version 2.6.1

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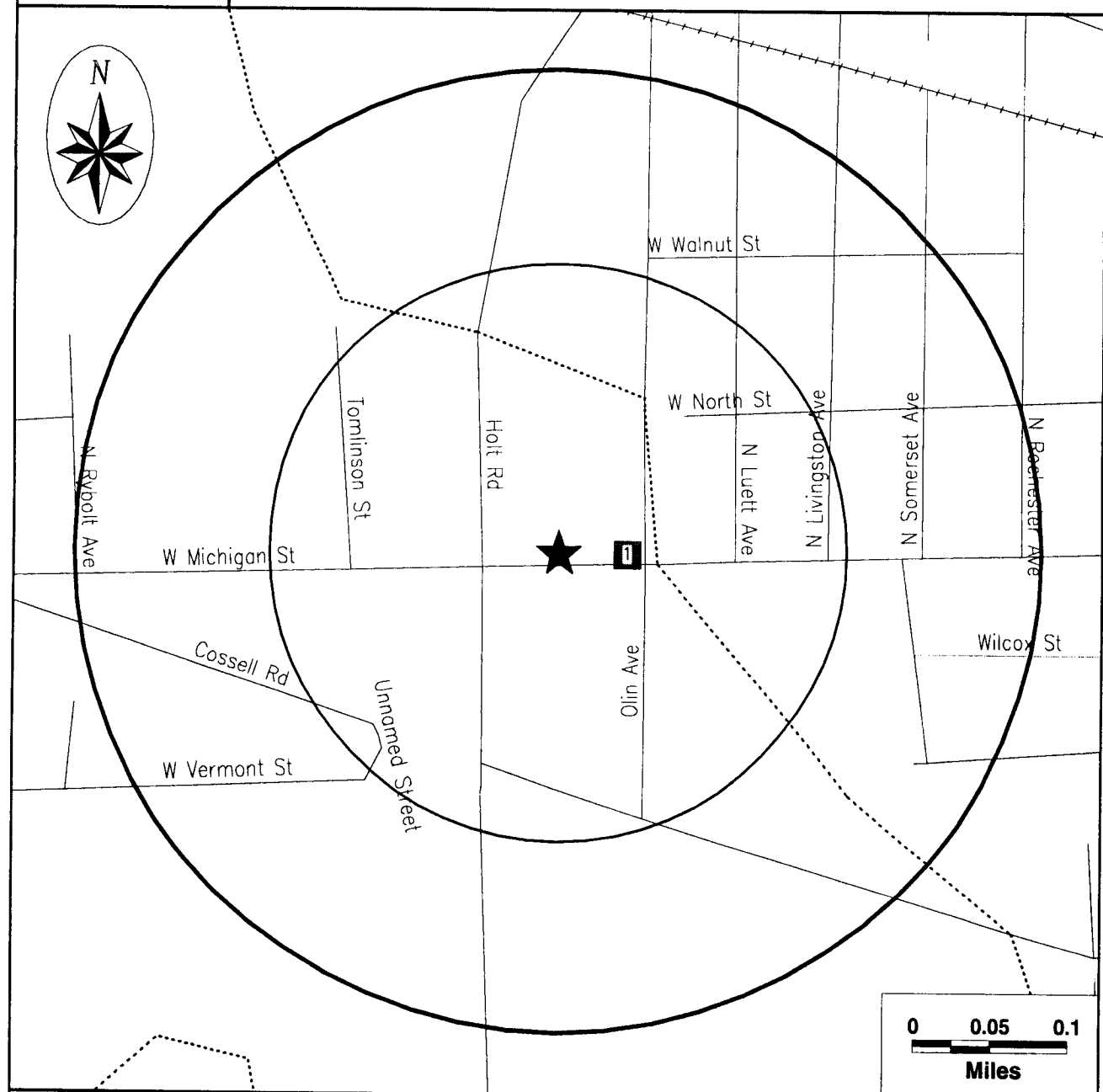
Page #2

AMMH002154



SITE ASSESSMENT REPORT

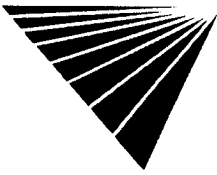
Map of Sites within 1/4 Mile



Subject Site	Category: Databases Searched to:	A	B	C	D
		1 mi.	1/2 mi.	1/4 mi.	1/8 mi.
	Single Sites				
	Multiple Sites				
Highways and Major Roads		NPL, SPL, CORRACTS (TSD)			
Roads		CERCLIS\ NFRAP, TSD, LUST, SWLF, SCL			
Railroads		UST			
Rivers or Water Bodies		ERNS, GENERATORS			
Utilities					

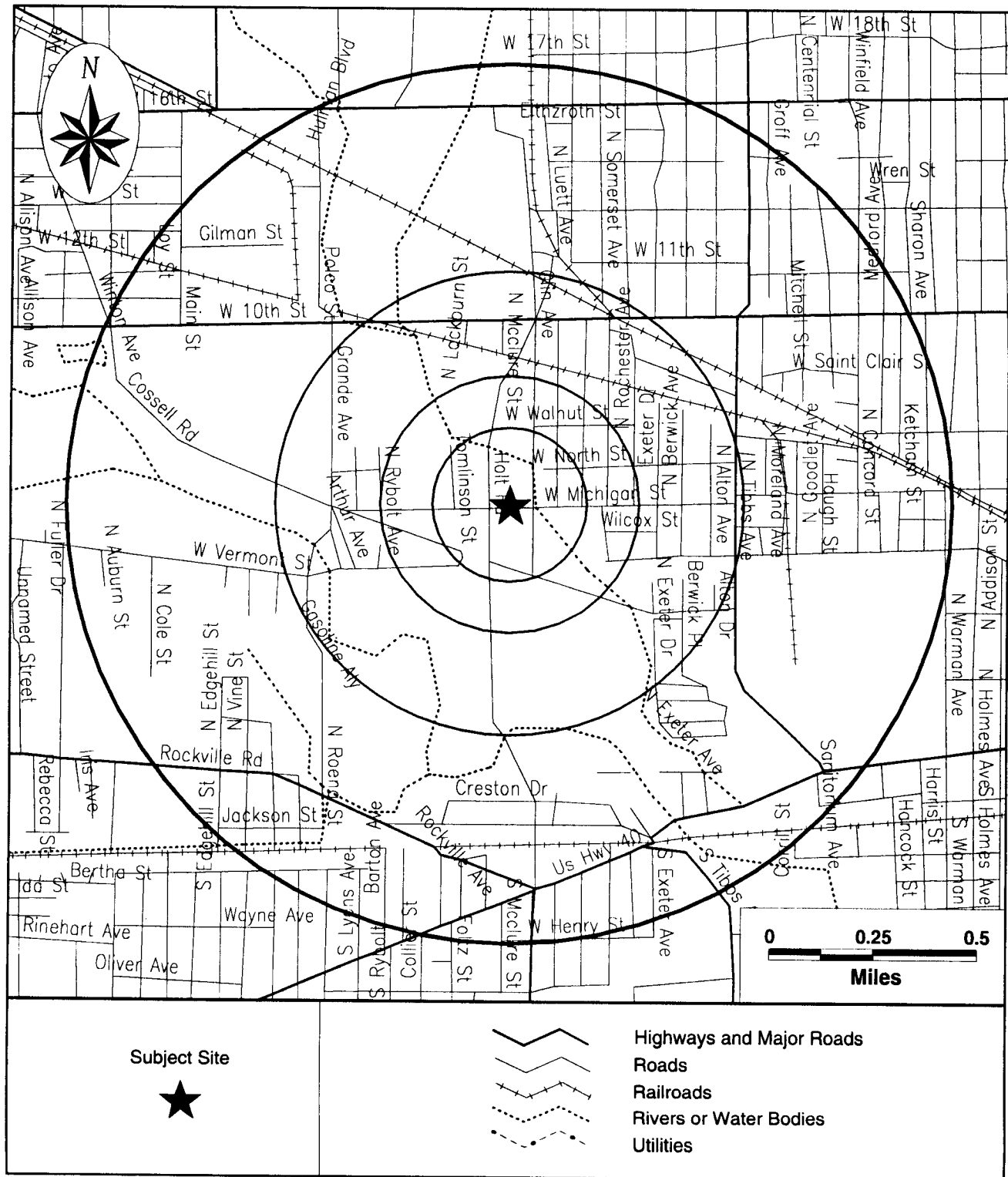
For More Information Call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403
Report ID: 803106901

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SITE ASSESSMENT REPORT

Street Map



SITE ASSESSMENT REPORT

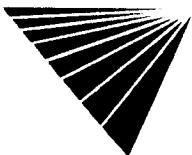
SITE INVENTORY

MAP ID	PROPERTY AND THE ADJACENT AREA (within 1/8 mile)	VISTA ID DISTANCE DIRECTION	A		B				C	D					
			NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	UST	ERNS	LG GEN	SM GEN	SPILLS
1	COCA COLA BOTTLING 3800 W MICHIGAN INDIANAPOLIS, IN 46222	4167710 0.00 MI NA							X		X				

MAP ID	SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)	VISTA ID DISTANCE DIRECTION	A		B			C	D					
			NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	UST	ERNS	LG GEN	SM GEN
No Records Found														

MAP ID	SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)	VISTA ID DISTANCE DIRECTION	A		B			C	D					
			NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	UST	ERNS	LG GEN	SM GEN
No Records Found														

MAP ID	SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)	VISTA ID DISTANCE DIRECTION	A		B			C	D						
			NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	UST	ERNS	LG GEN	SM GEN	SPILLS
2	PRAXAIR INC SITE AT ALLISON 4700 W 10TH ST INDIANAPOLIS, IN 46222	2132232 0.75 MI NW		X									•		•



X = search criteria; • = tag-along (beyond search criteria).

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 803106901

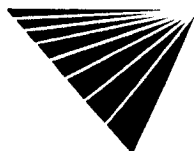
Version 2.6.1

Date of Report: April 23, 1999

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AMMH002158

UNMAPPED SITES	VISTA ID	A			B				C	D				
		NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/FRAP	TSD	LUST	SWLF	UST	ERNS	LG GEN	SM GEN	SPILLS
1MARATHON TERMINAL INDIANAPOLIS, IN 46224	5730112			X										
BLUE AND WHITE SERVICE, INC. SW CORNER I-74 COUNTY ROAD 275 INDIANAPOLIS, IN 46222	7484875									X				
BLUE WHITE SERVICES INDIANAPOLIS, IN 46222	11639464				X									
SS #81 42ND BLVD INDIANAPOLIS, IN 46222	6557498									X				
TYNAN EQUIPMENT RAND RD/ PARK FLETCHER INDIANAPOLIS, IN	6561529									X				
KENTUCKY FRIED CHICKEN-VACANT 24TH ST AND MERIDIAN ST INDIANAPOLIS, IN	6735175									X				
PARKS RECREATION 30TH RURAL INDIANAPOLIS, IN 46210	4169184							X		X				
PAR LANCE AMBULANCE GARAGE 9TH / ILLINOIS INDIANAPOLIS, IN	6558315							X		X				
REDS CORNER ROCKLANE ACTION RD INDIANAPOLIS, IN	6558332							X		X				
BELMONT AWT NO ADDRESS LISTED INDIANAPOLIS, IN	6558352									X				
GM TRUCK AND BUS NO ADDRESS LISTED INDIANAPOLIS, IN	6558356									X				
SS #10058 38TH POST RD INDIANAPOLIS, IN	6557422							X		X				
GENERAL TIRE 770F1 US 31 INDIANAPOLIS, IN	6558100									X				
MOBIL OIL ROCKVILLE MICKLEY INDIANAPOLIS, IN	6560503							X		X				
ALPHA PROPERTY MANAGEMENT 86TH ST AND SEABRIDGE WAY INDIANAPOLIS, IN 46000	6561689									X				
DEPT OF THE ARMY BLDG 28 INDIANAPOLIS, IN	6557373									X				



X = search criteria; • = tag-along (beyond search criteria).

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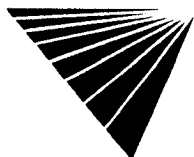
Report ID: 803106901

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UNMAPPED SITES	VISTA ID	A			B			C	D					
		NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/INFRAP	TSD	LUST	SWLF	UST	ERNS	LG GEN	SM GEN	SPILLS
I-69 MIDNITE DUMP NORTHBOUND LANES OF I-69 INDIANAPOLIS, IN 99999	204495				X									
CIRCLE CITY MALL SQUARE 75 INDIANAPOLIS, IN	6557368						X		X					
UNKNOWN TROY HARDING STS INDIANAPOLIS, IN	6559959						X		X					
L.S. AYRES HILLSIDE AVE INDIANAPOLIS, IN	6559930								X					



X = search criteria; * = tag-along (beyond search criteria).

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SITE ASSESSMENT REPORT

DETAILS

PROPERTY AND THE ADJACENT AREA (within 1/8 mile)

VISTA Address*:	COCA COLA BOTTLING 3800 W MICHIGAN INDIANAPOLIS, IN 46222	VISTA ID#:	4167710
		Distance/Direction:	0.00 MI / NA
		Plotted as:	Point
STATE UST - State Underground Storage Tank / SRC# 5307		Agency ID:	020068
Agency Address:	COCA COLA BOTTLING 3800 W MICHIGAN INDIANAPOLIS, IN		
Underground Tanks:	NOT REPORTED		
Aboveground Tanks:	NOT REPORTED		
Tanks Removed:	NOT REPORTED		
STATE LUST - State Leaking Underground Storage Tank / SRC# 5308		EPA/Agency ID:	N/A
Agency Address:	COCA COLA BOTTLING 3800 W MICHIGAN INDIANAPOLIS, IN		
Facility ID:	020068		
Leak ID#:	8802048		
Substance:	PETROLUUM (LUST)		
Remediation Status:	ACTIVE		
Priority:	LOW		
Media Affected:	SOIL		
Responsible Party:	COCA COLA BOTTLING		
Description / Comment:	OWNER ID: 012000OWNER : DISPUTED OWNERSHIP;OWNER UNCERTAIN;INDIANAPOLIS;IN;46207;UNKNOWN		

Map ID

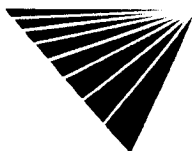
1

SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)

No Records Found

SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)

No Records Found



* VISTA address includes enhanced city and ZIP.

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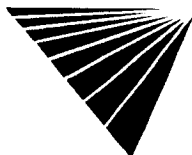
AMMH002161

SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)

VISTA Address*:	PRAXAIR INC SITE AT ALLISON 4700 W 10TH ST INDIANAPOLIS, IN 46222	VISTA ID#:	2132232
		Distance/Direction:	0.75 MI / NW
		Plotted as:	Point
CORRACTS / SRC# 5596		EPA ID:	IND006413348
Agency Address:		ALLISON TRANSMISSION-GM PLANT #3 4700 WEST TENTH STREET INDIANAPOLIS, IN 46222	
Prioritization Status:	MEDIUM		
RCRA Facility Assessment Completed:	NO		
Notice of Contamination:	NO		
Determination of need For a RFI (RCRA Facility Investigation):	NO		
RFI Imposed:	NO		
RFI Workplan Notice of Deficiency Issued:	NO		
RFI Workplan Approved:	NO		
RFI Report Received:	NO		
RFI Approved:	NO		
No Further Corrective Action at this Time:	NO		
Stabilization Meseaures Evaluation:	YES		
CMS (Corrective Measure Study) Imposition:	NO		
CMS Workplan Approved:	NO		
CMS Report Received:	NO		
CMS Approved:	NO		
Date for Remedy Selection (CM Imposed):	NO		
Corrective Measures Design Approved:	NO		
Corrective Measures Investigation Workplan Approved:	NO		
Certification of Remedy Completion:	NO		
Stabilization Measures Implementation:	NO		
Stabilization Measures Completed:	NO		
Corrective Action Process Termination:	NO		

Map ID

2



* VISTA address includes enhanced city and ZIP.

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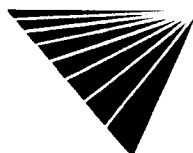
AMMH002162

UNMAPPED SITES

VISTA Address*:	1MARATHON TERMINAL INDIANAPOLIS, IN 46224	VISTA ID#:	5730112
SPL - State Equivalent Priority List / SRC# 5532		EPA/Agency ID:	N/A
Agency Address:	1MARATHON TERMINAL SPEEDWAY, IN		
Status:	UNKNOWN		
Facility Type:	NOT AVAILABLE		
Lead Agency:	NOT AVAILABLE		
State Status:	NOT AVAILABLE		
Pollutant 1:	UNKNOWN		
Pollutant 2:	UNKNOWN		
Pollutant 3:	UNKNOWN		

VISTA Address*:	BLUE WHITE SERVICES INDIANAPOLIS, IN 46222	VISTA ID#:	11639464
SCL - State Equivalent CERCLIS List / SRC# 5614		Agency ID:	6970510
Agency Address:	SAME AS ABOVE		
Status:	UNKNOWN		
Facility Type:	NOT AVAILABLE		
Lead Agency:	NOT AVAILABLE		
State Status:	NOT AVAILABLE		
Pollutant 1:	UNKNOWN		
Pollutant 2:	UNKNOWN		
Pollutant 3:	UNKNOWN		

VISTA Address*:	PARKS RECREATION 30TH RURAL INDIANAPOLIS, IN 46210	VISTA ID#:	4169184
STATE LUST - State Leaking Underground Storage Tank / SRC# 5308		EPA/Agency ID:	N/A
Agency Address:	PARKS AND RECREATION 30TH RURAL INDIANAPOLIS, IN		
Facility ID:	020134		
Leak ID#:	8912539		
Substance:	PETROLUUM (LUST)		
Remediation Status:	ACTIVE		
Priority:	LOW		
Media Affected:	SOIL		
Lead Agency:	SHARON ZISHKA		
Contact:	SHARON ZISHKA		
Contact Phone:	317-924-7074		
Responsible Party:	PARKS AND RECREATION		
Description / Comment:	OWNER ID: 010433OWNER : CITY INDPLS/PARKS RECREATION;1426 W 29TH ST;INDIANAPOLIS;IN;46208;317-924-7026		



* VISTA address includes enhanced city and ZIP.

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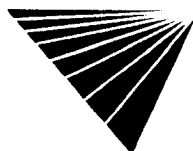
AMMH002163

UNMAPPED SITES CONT.

VISTA Address*:	PAR LANCE AMBULANCE GARAGE 9TH / ILLINOIS INDIANAPOLIS, IN	VISTA ID#:	6558315
STATE LUST - State Leaking Underground Storage Tank / SRC# 5308		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Facility ID:	020162		
Leak ID#:	9005544		
Substance:	PETROLUEM (LUST)		
Remediation Status:	ACTIVE		
Priority:	LOW		
Media Affected:	SOIL		
Responsible Party:	PAR LANCE AMBULANCE GARAGE		
Description / Comment:	OWNER ID: 012000OWNER : DISPUTED OWNERSHIP;OWNER UNCERTAIN;INDIANAPOLIS;IN;46207;UNKNOWN		

VISTA Address*:	REDS CORNER ROCKLANE ACTION RD INDIANAPOLIS, IN	VISTA ID#:	6558332
STATE LUST - State Leaking Underground Storage Tank / SRC# 5308		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Facility ID:	020195		
Leak ID#:	9012503		
Substance:	PETROLUEM (LUST)		
Remediation Status:	NO FURTHER ACTION		
Priority:	LOW		
Media Affected:	SOIL		
Responsible Party:	REDS CORNER		
Description / Comment:	OWNER ID: 012000OWNER : DISPUTED OWNERSHIP;OWNER UNCERTAIN;INDIANAPOLIS;IN;46207;UNKNOWN		

VISTA Address*:	SS #10058 38TH POST RD INDIANAPOLIS, IN	VISTA ID#:	6557422
STATE LUST - State Leaking Underground Storage Tank / SRC# 5308		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Facility ID:	001090		
Leak ID#:	8911532		
Leak Date:	05/07/86		
Substance:	PETROLUEM (LUST)		
Remediation Status:	ACTIVE		
Priority:	MEDIUM		
Media Affected:	SOIL,GROUND		
Lead Agency:	AMOCO OIL CO		
Contact:	AMOCO OIL CO		
Contact Phone:	317-844-4309		
Responsible Party:	AMOCO OIL COMPANY		
Description / Comment:	OWNER ID: 004950OWNER : AMOCO OIL CO;2500 N TIBBS AVE PO BOX 22348;INDIANAPOLIS;IN;46222;317-923-6830		



* VISTA address includes enhanced city and ZIP.

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Report ID: 803106901

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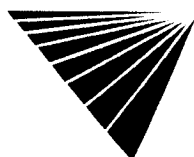
Page #12

AMMH002164

UNMAPPED SITES CONT.

VISTA Address*:	MOBIL OIL ROCKVILLE MICKLEY INDIANAPOLIS, IN	VISTA ID#:	6560503
STATE LUST - State Leaking Underground Storage Tank / SRC# 5308		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Facility ID:	020109		
Leak ID#:	8905513		
Substance:	PETROLUEM (LUST)		
Remediation Status:	ACTIVE		
Priority:	LOW		
Media Affected:	SOIL		
Responsible Party:	MOBIL OIL		
Description / Comment:	OWNER ID: 012000OWNER : DISPUTED OWNERSHIP;OWNER UNCERTAIN;INDIANAPOLIS,IN;46207;UNKNOWN		

VISTA Address*:	I-69 MIDNITE DUMP NORTHBOUND LANES OF I-69 INDIANAPOLIS, IN 99999	VISTA ID#:	204495
Financial Type:	DECOMMITMENT	Date:	NOVEMBER 9, 1984
Site Description:	SITE.		
Financial Type:	ACTUAL OBLIGATION	Date:	NOVEMBER 9, 1984
Name:	NOT REPORTED	Lead Agency:	FEDERAL ENFORCEMENT
Actual Start Date:	NOT REPORTED	Actual Completion Date:	UNKNOWN
Alias Name:	I-69 MIDNITE DUMP		
Alias Street:	BETWEEN MARKERS 9 10		
Alias City:	INDIANAPOLIS	Alias Latitude:	0
Alias Zip:	99999	Alias Longitude:	0
Alias State:	IN		
Alias Description:	NOT REPORTED		
EPA Region:	5		
Congressional District:	0		
Federal Facility:	Agency Code ()		
Facility Ownership:	OTHER		
Site Incident Category:	unknown		
Federal Facility Docket:	SITE IS NOT INCLUDED ON THE DOCKET		
NPL Status:	NOT ON NPL		
Incident Type:	Unknown		
Proposed NPL Update #:	0		
Final NPL Update #:	0		
Financial Management System ID:	05W3		
Latitude:	0		
Longitude:	0		
Lat/Long Source:	Agency Code ()		
Lat/Long Accuracy:	Unknown		
Dioxin Tier:	Unknown		
USGS Hydro Unit:	0		
RCRA Indicator:	Unknown		
Unit Id:	0		
Unit Name:	ENTIRE SITE		



* VISTA address includes enhanced city and ZIP.

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UNMAPPED SITES CONT.

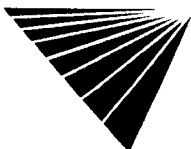
Type:	PRELIMINARY ASSESSMENT	Lead Agency:	STATE, FUND FINANCED
Qualifier:	NO FURTHER REMEDIAL ACTION PLANNED	Category:	Unknown
Name:	NOT REPORTED	Actual Start Date:	NOT REPORTED
Plan Status:	Unknown	Actual Completion Date:	UNKNOWN
Type:	REMOVAL ACTION	Lead Agency:	EPA FUND-FINANCED
Qualifier:	CLEAN UP	Category:	Unknown
Name:	NOT REPORTED	Actual Start Date:	UNKNOWN
Plan Status:	PRIMARY	Actual Completion Date:	UNKNOWN

VISTA Address*:	CIRCLE CITY MALL SQUARE 75 INDIANAPOLIS, IN	VISTA ID#:	6557368
-----------------	---	------------	---------

STATE LUST - State Leaking Underground Storage Tank / SRC# 5308		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Facility ID:	021215		
Leak ID#:	9104515		
Substance:	PETROLUEM (LUST)		
Remediation Status:	ACTIVE		
Priority:	LOW		
Responsible Party:	CIRCLE CITY MALL PROJECT		
Description / Comment:	OWNER ID: 012000OWNER : DISPUTED OWNERSHIP;OWNER UNCERTAIN;INDIANAPOLIS;IN;46207;UNKNOWN		

VISTA Address*:	UNKNOWN TROY HARDING STS INDIANAPOLIS, IN	VISTA ID#:	6559959
-----------------	---	------------	---------

STATE LUST - State Leaking Underground Storage Tank / SRC# 5308		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Facility ID:	020164		
Leak ID#:	9006548		
Substance:	PETROLUEM (LUST)		
Remediation Status:	ACTIVE		
Priority:	LOW		
Media Affected:	SOIL		
Responsible Party:	UNKNOWN		
Description / Comment:	OWNER ID: 012000OWNER : DISPUTED OWNERSHIP;OWNER UNCERTAIN;INDIANAPOLIS;IN;46207;UNKNOWN		



* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

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SITE ASSESSMENT REPORT

DESCRIPTION OF DATABASES SEARCHED

A) DATABASES SEARCHED TO 1 MILE

NPL
SRC#: 5593

VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for NPL was February, 1999.

The National Priorities List (NPL) is the EPA's database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program. A site must meet or surpass a predetermined hazard ranking system score, be chosen as a state's top priority site, or meet three specific criteria set jointly by the US Dept of Health and Human Services and the US EPA in order to become an NPL site.

SPL
SRC#: 5532

VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for List of Hazardous Waste Response Sites (ISM scored) was December, 1998.

This database is provided by the Department of Environmental Management, Office of Environmental Response. The agency may be contacted at: 317-308-3052.

CORRACTS
SRC#: 5596

VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for HWDMS/RCRIS was February, 1999.

The EPA maintains this database of RCRA facilities which are undergoing "corrective action". A "corrective action order" is issued pursuant to RCRA Section 3008 (h) when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may be required beyond the facility's boundary and can be required regardless of when the release occurred, even if it predates RCRA.

B) DATABASES SEARCHED TO 1/2 MILE

CERCLIS
SRC#: 5594

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for CERCLIS was January, 1999.

The CERCLIS List contains sites which are either proposed to or on the National Priorities List(NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL. The information on each site includes a history of all pre-remedial, remedial, removal and community relations activities or events at the site, financial funding information for the events, and unrestricted enforcement activities.

NFRAP
SRC#: 5595

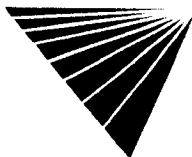
VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for CERCLIS-NFRAP was January, 1999.

NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.

SCL
SRC#: 5613

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for State Cleanup List was January, 1999.

This database is provided by the Department of Environmental Management. The agency may be contacted at: 317-308-3023.



For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 803106901

Version 2.6.1

Date of Report: April 23, 1999

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AMMH002167

SCL
SRC#: 5614

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Voluntary Cleanup Site Listing was January, 1999.

This database is provided by the Department of Environmental Management. The agency may be contacted at: 317-308-3023.

RCRA-TSD
SRC#: 5596

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for HWDMS/RCRIS was February, 1999.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA TSDs are facilities which treat, store and/or dispose of hazardous waste.

SWLF
SRC#: 3121

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Solid Waste Incinerator Notifiers was July, 1996.

This database is provided by the Department of Environmental Management. The agency may be contacted at: 317-232-0066.

SWLF
SRC#: 5097

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Landfills Closed Prior To 2/10/89 was July, 1998.

This database is provided by the Department of Environmental Management. The agency may be contacted at: 317-232-0066.

SWLF
SRC#: 5309

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Special Waste Disposal Sites List was April, 1998.

This database is provided by the Department of Environmental Management, Office of Solid and Hazardous Waste Mgmt. The agency may be contacted at: 317-232-0066.

SWLF
SRC#: 5612

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Permitted Solid Waste Facilities List was January, 1999.

This database is provided by the Department of Environmental Management. The agency may be contacted at: 317-232-0066.

LUST
SRC#: 5308

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for State of Indiana Spills Report - LUST Sites was September, 1998.

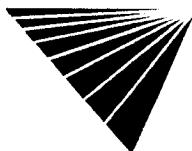
This database is provided by the Department of Environmental Management. The agency may be contacted at: 317-308-3008.

C) DATABASES SEARCHED TO 1/4 MILE

UST's
SRC#: 5307

VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for Underground Storage Tank Database was September, 1998.

This database is provided by the Department of Environmental Management, UST Section. The agency may be contacted at: 317-308-3008; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.



For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 803106901

Version 2.6.1

Date of Report: April 23, 1999

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D) DATABASES SEARCHED TO 1/8 MILE

ERNS

SRC#: 4939

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for was July, 1998.

The Emergency Response Notification System (ERNS) is a national database containing records from October 1986 to the release date above and is used to collect information for reported releases of oil and hazardous substances. The database contains information from spill reports made to federal authorities including the EPA, the US Coast Guard, the National Response Center and the Department of Transportation. The ERNS hotline number is (202) 260-2342.

RCRA-LgGen

SRC#: 5596

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for HWDMS/RCRIS was February, 1999.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Large Generators are facilities which generate at least 1000 kg./month of non-acutely hazardous waste (or 1 kg./month of acutely hazardous waste).

RCRA-SmGen

SRC#: 5596

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for HWDMS/RCRIS was February, 1999.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Small and Very Small generators are facilities which generate less than 1000 kg./month of non-acutely hazardous waste.

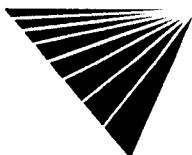
SPILL

SRC#: 5310

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for State of Indiana Spills Report was September, 1998.

This database is provided by the Department of Environmental Management. The agency may be contacted at: 317-308-3008.

End of Report



For more information call VISTA Information Solutions, Inc. at **1 - 800 - 767 - 0403**.
Report ID: **803106901**
Version 2.6.1

Date of Report: **April 23, 1999**
Page #17

AMMH002169

C.I., LLC

CI#0027-0027-19-Ph I AIM

Appendix E
Laboratory Analytical Report



4/23/99

ENVIRONMENTAL MANAGEMENT CONSULTANTS
BULK MATERIAL REPORT

Page 1 of 3

REPORT Laboratory Analysis: BULK MATERIAL

Client: COMMERCIAL INSPECTORS

Reported to: ROGER THUNELL

Sampled from: MICHIGAN APTS

Shipped via: FEDERAL EXPRESS

LAB: 55805

Methodology: EPA 600/M4-82-020

P/O#:

Proj: 0027-0027-19

By: Client

Received: 4/22/99

Reported: 4/23/99

SAMPLE	IDENTIFICATION	PARAMETER	TEST RESULTS
01	01A drywall tan, off white	Asbestos	None detected. This sample contains approx. 10% Cellulose, 1% Fiberglass, 89% Quartz, CaCO ₃ , CaSO ₄ , Mica, Binder
02	01B drywall tan, off white	Asbestos	None detected. This sample contains approx. 10% Cellulose, 1% Fiberglass, 89% Quartz, CaCO ₃ , CaSO ₄ , Mica, Binder
03	01C drywall tan, off white	Asbestos	None detected. This sample contains approx. 10% Cellulose, 1% Fiberglass, 89% Quartz, CaCO ₃ , CaSO ₄ , Mica, Binder
04A	02A floor tile white, brown	Asbestos	Positive. This sample contains approx. 3% Chrysotile, 3% Wollastonite, 1% Talc, 93% Quartz, CaCO ₃ , Binder
04B	02A mastic yellow	Asbestos	Positive. This sample contains approx. 2% Chrysotile, 1% Cellulose, trace Fiberglass, 96% Quartz, CaCO ₃ , Binder

THE REPORT APPLIES TO THE STANDARDS OR PROCEDURES IDENTIFIED AND TO THE SAMPLE(S) TESTED. THE TEST RESULTS ARE NOT NECESSARILY INDICATIVE OR REPRESENTATIVE OF THE QUALITIES OF THE LOT FROM WHICH THE SAMPLE WAS TAKEN OR OF APPARENTLY IDENTICAL OR SIMILAR PRODUCTS, NOR DO THEY REPRESENT AN ONGOING QUALITY ASSURANCE PROGRAM UNLESS SO NOTED. THESE REPORTS ARE FOR THE EXCLUSIVE USE OF THE ADDRESSED CLIENT AND ARE RENDERED UPON THE CONDITION THAT THEY WILL NOT BE REPRODUCED WHOLLY OR IN PART FOR ADVERTISING OR OTHER PURPOSES OVER OUR SIGNATURE OR IN CONNECTION WITH OUR NAME WITHOUT SPECIAL WRITTEN PERMISSION. SAMPLES NOT DESTROYED IN TESTING ARE RETAINED A MAXIMUM OF THIRTY DAYS.

ACCREDITED BY THE NATIONAL INSTITUTE OF STANDARDS TECHNOLOGY, VOLUNTARY LABORATORY ACCREDITATION PROGRAM FOR SELECTED TEST METHOD FOR ASBESTOS. THE ACCREDITATION OR ANY REPORTS GENERATED BY THIS LABORATORY IN NO WAY CONSTITUTES OR IMPLIES PRODUCT CERTIFICATION, APPROVAL, OR ENDORSEMENT BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL ANALYSES ARE DERIVED FROM CALIBRATED VISUAL ESTIMATE UNLESS OTHERWISE NOTED. POLARIZED-LIGHT IS NOT CONSISTENTLY RELIABLE IN DETECTING ASBESTOS IN FLOOR COVERINGS AND SIMILAR NON-FRIABLE ORGANICALLY BOUND MATERIALS. QUANTITATIVE TRANSMISSION ELECTRON MICROSCOPY IS CURRENTLY THE ONLY METHOD THAT CAN BE USED TO DETERMINE IF THIS MATERIAL CAN BE CONSIDERED OR TREATED AS NON-ASBESTOS-CONTAINING.

Analyst: Brad Yanbin Ai

By: Kurt Kettler

NVLAP Accreditation #1926, CA ELAP #1913, TX DOH #30-0094

7342 EAST THOMAS ROAD SCOTTSDALE, ARIZONA 85251-7216 (602) 990-2069 FAX: (602) 990-8468

AMMH002171

4/23/99

ENVIRONMENTAL MANAGEMENT CONSULTANTS

Page 2 of 3

BULK MATERIAL REPORT

REPORT Laboratory Analysis: BULK MATERIAL

Client: COMMERCIAL INSPECTORS

Reported to: ROGER THUNELL

Sampled from: MICHIGAN APTS

Shipped via: FEDERAL EXPRESS

LAB: 55805

Methodology: EPA 600/M4-82-020

P/O#:

Proj: 0027-0027-19

By: Client

Received: 4/22/99

Reported: 4/23/99

SAMPLE	IDENTIFICATION	PARAMETER	TEST RESULTS
05A	02B	Asbestos	*not analyzed per client request
05B	02B mastic yellow	Asbestos	*not analyzed per client request
06A	02C	Asbestos	*not analyzed per client request
06B	02C mastic yellow	Asbestos	*not analyzed per client request
07	03A ceiling tile white, tan	Asbestos	None detected. This sample contains approx. 90% Cellulose, 1% Mineral Wool, 9% Quartz, CaCO , CaSO, Mica, Binder

THE REPORT APPLIES TO THE STANDARDS OR PROCEDURES IDENTIFIED AND TO THE SAMPLE(S) TESTED. THE TEST RESULTS ARE NOT NECESSARILY INDICATIVE OR REPRESENTATIVE OF THE QUALITIES OF THE LOT FROM WHICH THE SAMPLE WAS TAKEN OR OF APPARENTLY IDENTICAL OR SIMILAR PRODUCTS, NOR DO THEY REPRESENT AN ONGOING QUALITY ASSURANCE PROGRAM UNLESS SO NOTED. THESE REPORTS ARE FOR THE EXCLUSIVE USE OF THE ADDRESSED CLIENT AND ARE RENDERED UPON THE CONDITION THAT THEY WILL NOT BE REPRODUCED WHOLLY OR IN PART FOR ADVERTISING OR OTHER PURPOSES OVER OUR SIGNATURE OR IN CONNECTION WITH OUR NAME WITHOUT SPECIAL WRITTEN PERMISSION. SAMPLES NOT DESTROYED IN TESTING ARE RETAINED A MAXIMUM OF THIRTY DAYS.

ACCREDITED BY THE NATIONAL INSTITUTE OF STANDARDS, TECHNOLOGY, VOLUNTARY LABORATORY ACCREDITATION PROGRAM FOR SELECTED TEST METHOD FOR ASBESTOS. THE ACCREDITATION OR ANY REPORTS GENERATED BY THIS LABORATORY IN NO WAY CONSTITUTES OR IMPLIES PRODUCT CERTIFICATION, APPROVAL, OR ENDORSEMENT BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL ANALYSES ARE DERIVED FROM CALIBRATED VISUAL ESTIMATE UNLESS OTHERWISE NOTED. POLARIZED-LIGHT IS NOT CONSISTENTLY RELIABLE IN DETECTING ASBESTOS IN FLOOR COVERINGS AND SIMILAR NON-FRIABLE ORGANICALLY BOUND MATERIALS. QUANTITATIVE TRANSMISSION ELECTRON MICROSCOPY IS CURRENTLY THE ONLY METHOD THAT CAN BE USED TO DETERMINE IF THIS MATERIAL CAN BE CONSIDERED OR TREATED AS NON-ASBESTOS-CONTAINING.

Analyst: Brad Yanbin Ai

By: Kurt Kettler

NVLAP Accreditation #1926, CA ELAP #1913, TX DOH #30-0094

7342 EAST THOMAS ROAD SCOTTSDALE, ARIZONA 85251-7216 (602) 990-2069 FAX: (602) 990-8468

AMMH002172

4/23/99

ENVIRONMENTAL MANAGEMENT CONSULTANTS
BULK MATERIAL REPORT

Page 3 of 3

REPORT Laboratory Analysis: BULK MATERIAL

Client: COMMERCIAL INSPECTORS

Reported to: ROGER THUNELL

Sampled from: MICHIGAN APTS

Shipped via: FEDERAL EXPRESS

LAB: 55805

Methodology: EPA 600/M4-82-020

P/O#:

Proj: 0027-0027-19

By: Client

Received: 4/22/99

Reported: 4/23/99

SAMPLE	IDENTIFICATION	PARAMETER	TEST RESULTS
08	03B ceiling tile white, tan	Asbestos	None detected. This sample contains approx. 90% Cellulose, 1% Mineral Wool, 9% Quartz, CaCO , CaSO, Mica, Binder
09	03C ceiling tile white, tan	Asbestos	None detected. This sample contains approx. 90% Cellulose, 1% Mineral Wool, 9% Quartz, CaCO , CaSO, Mica, Binder
10	04A ceiling tile white, tan	Asbestos	None detected. This sample contains approx. 90% Cellulose, 10% Quartz, CaCO, Binder
11	04B ceiling tile white, tan	Asbestos	None detected. This sample contains approx. 90% Cellulose, 10% Quartz, CaCO, Binder
12	04C ceiling tile white, tan	Asbestos	None detected. This sample contains approx. 90% Cellulose, 10% Quartz, CaCO, Binder

THE REPORT APPLIES TO THE STANDARDS OR PROCEDURES IDENTIFIED AND TO THE SAMPLE(S) TESTED. THE TEST RESULTS ARE NOT NECESSARILY INDICATIVE OR REPRESENTATIVE OF THE QUALITIES OF THE LOT FROM WHICH THE SAMPLE WAS TAKEN OR OF APPARENTLY IDENTICAL OR SIMILAR PRODUCTS, NOR DO THEY REPRESENT AN ONGOING QUALITY ASSURANCE PROGRAM UNLESS SO NOTED. THESE REPORTS ARE FOR THE EXCLUSIVE USE OF THE ADDRESSED CLIENT AND ARE RENDERED UPON THE CONDITION THAT THEY WILL NOT BE REPRODUCED WHOLLY OR IN PART FOR ADVERTISING OR OTHER PURPOSES OVER OUR SIGNATURE OR IN CONNECTION WITH OUR NAME WITHOUT SPECIAL WRITTEN PERMISSION. SAMPLES NOT DESTROYED IN TESTING ARE RETAINED A MAXIMUM OF THIRTY DAYS.

ACCREDITED BY THE NATIONAL INSTITUTE OF STANDARDS TECHNOLOGY, VOLUNTARY LABORATORY ACCREDITATION PROGRAM FOR SELECTED TEST METHOD FOR ASBESTOS. THE ACCREDITATION OR ANY REPORTS GENERATED BY THIS LABORATORY IN NO WAY CONSTITUTES OR IMPLIES PRODUCT CERTIFICATION, APPROVAL, OR ENDORSEMENT BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL ANALYSES ARE DERIVED FROM CALIBRATED VISUAL ESTIMATE UNLESS OTHERWISE NOTED. POLARIZED-LIGHT IS NOT CONSISTENTLY RELIABLE IN DETECTING ASBESTOS IN FLOOR COVERINGS AND SIMILAR NON-FRIABLE ORGANICALLY BOUND MATERIALS. QUANTITATIVE TRANSMISSION ELECTRON MICROSCOPY IS CURRENTLY THE ONLY METHOD THAT CAN BE USED TO DETERMINE IF THIS MATERIAL CAN BE CONSIDERED OR TREATED AS NON-ASBESTOS-CONTAINING.



Analyst: Brad Yanbin Ai



By: Kurt Kettler

NVLAP Accreditation #1926, CA ELAP #1913, TX DOH #30-0094

7342 EAST THOMAS ROAD SCOTTSDALE, ARIZONA 85251-7216 (602) 990-2069 FAX: (602) 990-8468

AMMH002173

04/21/1999 13:19 6029988468

PAGE #1

CHAIN OF CUSTODY
 EMC Laboratories
 7342 E. Thomas Road
 Scottsdale, Arizona 85251
 (800)362-3373 (602)990-8468 Fax

LAB#: **55805**
 TAT: **24 hrs**
 Rec'd: **APR 22 AM**

COMPANY NAME:

COMMERCIAL INSPECTORS

485 SHADOW MTN. DR

PRESCOTT, AZ 86301

CONTACT:

MICHAEL RYNIAK

Phone / Fax

520-700-0590 / 520-700-0590

Now Accepting:

VISA - MASTERCARD - (Indicate Payment Method)

Price Quoted: \$

/ Sample

\$ / Layers

EXP DATE

SIGNATURE

BRI TO: (if different location)

LEW CHANEY

COMMERCIAL INSPECTIONS

7000 N. 16TH ST.

PHOENIX, AZ 85020

COMPLETE ITEMS 1-4: (Failure to complete any items may cause a delay in processing or analyzing your samples)

1. TURNAROUND TIME: [4hr rush] [8hr rush] [1-Day] [2-Day] [3-Day] [5-Day] [6-10 Day]

***Prior confirmation of turnaround time is required for ONE DAY analysis or analysis of more than 50 samples per shipment.
 ***Additional charges for rush analysis (please call marketing department for pricing details).
 ***For no Federal Express charges, a minimum of 20 asbestos or 8 lead samples must be enclosed.

2. TYPE OF ANALYSIS: [Bulk-PLM] [Air-PCM] [Lead] [Point Count] [TEM-Air] [TEM Bulk]

3. DISPOSAL INSTRUCTIONS: (Dispose of samples at EMC) / (Return samples to me at my expense)
 (If you do not indicate preference, EMC will dispose of samples 60 days from analysis.)

4. Project Name:

Michigan Apts

P.O. Number:

Project Number:

0027-0027-19

EMC SAMPLE #	CLIENT SAMPLE #	DATE SAMPLED	LOCATION/MATERIAL TYPE	Samples Accepted Yes / No	AS SAMPLE INFO / COMMENTS ON OFF FLOW DATE
1	01A	4/19	drywall	Y N	
2	1B			Y N	
3	1C			Y N	
4	02A		Floor tile	Y N	
5	2B			Y N	
6	2C			Y N	
7	03A		ceiling tile (add)	Y N	
8	2B			Y N	
9	2C			Y N	
10	04A		ceiling tile	Y N	
11	1B			Y N	
12	2C			Y N	
				Y N	
				Y N	
				Y N	

SPECIAL INSTRUCTIONS:

Please use "Positive Stop" method
 Please for results when ready

Relinquished by:

Michael S. Paul

Date: 4/21/99

Received by:

Diana Federer

Date: 4/22/99

Relinquished by:

Diana Federer

Date: 4/22/99

Received by:

Diana Federer

Date: 4-22-99

Relinquished by:

Date:

Received by:

Date:



ENVIRONMENTAL RESEARCH AND MEASUREMENT PRODUCTS FOR RADON AND LEAD

April 22, 1999

COMMERCIAL INSPECTORS
ATTN: MICHAEL RYNIAK
465 SHADOW MTN DRIVE
PRESCOTT, AZ 86301

SITE ADDRESS:
MICHIGAN APTS
3800 W MICHIGAN ST
INDIANAPOLIS, IN 46222

Thank you for choosing NITON for your radon testing. Your radon test results are listed by vial number in the space below. These results are released only in this letter and, by telephone, to a person(s) with the correct vial numbers. Some state laws require reporting (in New England, by zip code only).

VIAL NUMBER	TEST LOCATION	TEST BEGIN	TEST END	RADON CONCENTRATION
814176	APT 1602	04/18/99	04/20/99	3.8 pCi/L
813816	APT 2001	04/18/99	04/20/99	0.7 pCi/L
814177	APT 2101	04/18/99	04/20/99	0.6 pCi/L
814183	APT 1303	04/18/99	04/20/99	6.8 pCi/L

The E.P.A. action level for radon in air is: 4.0 pCi/L

The measured radon concentration exceeded the E.P.A. guideline of 4 picoCuries of Radon per liter of air (4 pCi/l) in at least one of your test locations. The health risk from radon gas depends on your average year-round exposure. If you did not measure the radon levels in the rooms where you spend the most time, you should consider doing so before deciding on a course of action.

The EPA recommends that you re-test before doing any remediation and, if the levels are still elevated, that you take steps to reduce radon concentrations to less than 4 pCi/L. We have enclosed the EPA publication "Radon Reduction Methods" to assist you in taking follow-up action.

Our testing laboratory techniques have consistently passed U.S. Environmental Protection Agency Proficiency Tests. No commercially available radon tests are more precise. If test instructions were followed, you can be confident that these results are accurate measures of the radon levels at the time the tests were done. Radon levels may fluctuate over time. NOTE: NITON IS NOT RESPONSIBLE FOR INACCURACIES CAUSED BY IMPROPER USE OF THE DETECTORS, INCORRECT OR INCOMPLETE TEST INFORMATION, OR DAMAGE TO THE DETECTORS IN TRANSIT.
USEPA RMP #1319000 Dev #08088 NY DOH ELAP #11500 PA DER #795 ME DHS #YB01600C RI DOH #RAS-010
CA DHS #104 OH DOH #L00014-0 IN SDH #00132

C.I., LLC

CI#0027-0027-19-Ph I AIM

Appendix F
Supporting Documentation



SITE RECONNAISSANCE

A site reconnaissance was performed by an Alt & Witzig project manager on April 29, 1992. The project site is currently utilized as an apartment complex.

Information obtained from The Regency Windsor Companies states that Michigan Meadows consists of 253 apartment units, located in 22 buildings (see photo 3; Appendix B). A maintenance building, a swimming pool and a playground comprised the other major features of the complex. It was built in three phases between 1962 and 1965 (see Site Plan; Appendix C). The total square footage of the apartments in the complex is approximately 223,000 square feet.

The apartment buildings are primarily of wood and masonry construction with brick facings (see photos 1 and 2; Appendix B). The project site utilizes natural gas for heating (see photo 4; Appendix B), and utilizes city water and sewers.

Asbestos

Asbestos containing building materials (ACBM) were widely used in the construction industry prior to the mid 1970s. Materials that typically may contain asbestos are thermal pipe insulation, pipe joint wrappings, vinyl floor tile and floor sheeting, ceiling tiles, transite panels, some wallboard and plasters, and roofing materials.

Although the use of ACBM has not been totally banned by federal legislation, the potential liability associated with ACBM has greatly deterred the use of these materials in more recent building construction.

The building structures were constructed in three phases from 1962 to 1965. At least

one building structure from each phase of construction was visually inspected for potential asbestos-containing materials (ACM). On the day of our investigation, suspected ACM was observed in the form of, but not limited to, floor tile, sheet vinyl flooring, wallboard and roofing materials (see photos 3 and 5; Appendix B).

At the request of The Regency Windsor Companies, samples of suspected ACM, in the form of floor tile, wallboard, and sheet vinyl flooring were obtained from one apartment, storage area, or entry way of a building from each phase of construction.

A list of suspected ACM obtained, location and asbestos content is presented in Table 1.

~~Laboratory analyses indicate that asbestos was detected in brown 9"X9" floor tile~~
from apartment #309, sheet vinyl flooring from apartment #309, White 9"X9" floor tile from apartment #1503, and sheet vinyl flooring from apartment #2204. Laboratory results can be found in Appendix D.

TABLE 1

Sample:	Building:	Sample Location:	Description:	Asbestos Containing:
2173-1	Building 3	Apt. 309, Closet	Brown 9"X9" FT	Yes (30%)
2173-2	Building 3	Apt. 309, Kitchen	SVF - Parkay	Yes (3%)
2173-3	Building 3	Furnace Room	Wallboard	No
2173-4	Building 2	Stair Landing	Tan 12"X12" FT	No
2173-5	Building 2	Apt. 209, Bathroom	White 12"X12" FT	No
2173-6	Building 2	Apt. 209, Kitchen	Brown & Cream 12"X12" FT	No
2173-7	Building 11	Apt. 1108, Kitchen	SVF - Octagonal Shape	No
2173-8	Building 15	Apt. 1505, Bedroom Closet	Wallboard	No
2173-9	Building 15	Apt. 1503, Kitchen	White 9"X9" FT w/Mastic	Yes (20%)
2173-10	Building 22	Apt. 2204, Bedroom Closet	Wallboard	No
2173-11	Building 22	Apt. 2204, Bathroom	SVF - Green & Brown	Yes (15%)
FT = Floor Tile SVF = Sheet Vinyl Flooring				

Asbestos poses a unique problem in that its removal is not always necessary. ACBM and possible ACBM may remain in place as long as they are monitored regularly and are in a non-friable condition. On the day of the investigation, the above materials were in relatively good condition.

It is recommended that if renovation or demolition occurs at the site, then a qualified asbestos environmental professional or contractor complete an asbestos survey of the building structures. According to National Emissions Standards for Hazardous Air Pollutants (NESHAPS), renovation is defined as altering materials covered or containing asbestos. Demolition is defined as wrecking or removing load-bearing structures. All

~~materials found to contain asbestos should be properly removed and disposed in an~~
approved landfill prior to renovation or demolition according to local, state and federal codes.

Maintenance Operations

A maintenance building was inspected during our reconnaissance. The building is utilized for general repair of appliance and storage of spare fixtures for the apartment complex. Small containers of paint (5 gallons or less) and cleaners are stored in this structure (see photo 6; Appendix B).

Conversations with the apartment complex manager, Mr. Leo Auth, indicated no underground or aboveground storage tanks are utilized on the project site.

The maintenance area appeared to be in generally good condition. No visible stained areas or hazardous wastes were observed in this area.

Environmental Service Group

DIVISION OF ASTBURY GABRIEL CORP.

(317) 290-1471

5933 WEST 71ST STREET INDIANAPOLIS, INDIANA 46278

FAX (317) 290-1670

LIENT: Alt & Witzig Engineering, Inc.
3405 W. 96th Street
Indianapolis, IN 46268
ATTN: Bruce Clendenen

DATE OF REPORT: May 4, 1992

DATE OF SAMPLE: April 29, 1992

DATE RECEIVED: April 30, 1992

DATE OF ANALYSIS: April 30, 1992

ANALYST: MLG

MATRIX*: Bulk

SAMPLE DESCRIPTION: 03-N2173 Michigan Meadows

LAB NUMBER: see below

ANALYTICAL METHOD: Polarized Light Microscopy with Dispersion Staining
Reference Document: EPA 600/M4-82-020

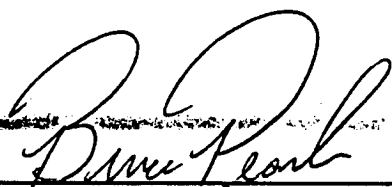
LAB NUMBER	SAMPLE IDENTIFICATION	ASBESTOS (CHRYSTILE)	CELLULOSE	NON-FIBEROUS MATERIAL	FIBEROUS MATERIAL (NON-ASBESTOS)
0563-92	#1 Dk. Br. FT 9x9	30 %	2 %	68 %	-----
0564-92	#2 Br. Parkay SVF	3 %	22 %	71 %	1 % (Glass) 3% (Wollastonite)
0565-92	#3 Wallboard	Negative	20 %	80 %	-----
0566-92	#4 Tan/Br. FT 12x12	Negative	Trace	100 %	-----
0567-92	#5 Wh. FT 12x12	Negative	Trace	100 %	-----
0568-92	#6 Br. & Gr. FT 12x12	Negative	Trace	100 %	-----
0569-92	#7 Br. Octagonal SVF	Negative	29 %	70 %	1 % (Glass)
0570-92	#8 Wallboard	Negative	35 %	65 %	-----

CLIENT: Alt & Witzig Engineering, Inc.
SAMPLE DESCRIPTION: 03-N2173 Michigan Meadows

Page 2

LAB NUMBER	SAMPLE IDENTIFICATION	ASBESTOS (CHRYSTILE)	CELLULOSE	NON-FIBEROUS MATERIAL	FIBEROUS MATERIAL (NON-ASBESTOS)
571-92	#9 Wh. FT 9x9	20 %	Trace	80 %	-----
0572-92	#10 Wallboard	Negative	15 %	85 %	-----
573-92	#11 Gray, Brown, Cream SVF	15 %	25 %	60 %	-----

Analysis results relate only to sample as received.

Certified By 

Analyst: 

COMMENTS

Lab Number:

0563-92: Floor tile and mastic % together. Floor Tile +, Mastic +.
0566-92: Floor tile only, no mastic present.
0567-92: Floor tile only, no mastic present.
0568-92: Floor tile only, no mastic present.
0571-92: Floor tile and mastic % together. Floor Tile +, Mastic +.

**ENVIRONMENTAL SERVICE GROUP
5933 WEST 71 ST. STREET
INDIANAPOLIS, IN. 46278
PHONE # (317) 290-1471 FAX # (317) 290-1670**

PROJECT NO.		PROJECT NAME		NO. OF CONTAINERS		REMARKS	
N2173		Michigan Meadows					
SAMPLER(S) (SIGNATURE)		Bened. Carlsen					
STA. NO.	DATE	TIME	COMP	GRAB	STATION LOCATION	NO. OF CONTAINERS	REMARKS
2173-1	4/24/12				Dark Blk 9x9" Floor tile	1	
2173-2					Brown Pinky SVE	1	
2173-3					Wall Board	1	
2173-4					Thin w/ Brown Straks 12x12 F.T.	1	
2173-5					White 12x12 F.T.	1	
2173-6					Blk + Green 12x12 F.T.	1	
2173-7					Blk octagonal SVE	1	
2173-8					Wall Board	1	
2173-9					White 9x9" F.T.	1	
2173-10					Wall Board	1	
2173-11					Gray, Cream, Brown SVE	1	
RELINQUISHED BY: (SIGNATURE)		Bened. Carlsen		DATE		TIME	
RELINQUISHED BY: (SIGNATURE)				4/30/12		11:30	
RELINQUISHED BY: (SIGNATURE)				DATE		TIME	
RELINQUISHED BY: (SIGNATURE)				DATE		TIME	
RELINQUISHED BY: (SIGNATURE)				DATE		TIME	

C.I., LLC

CI#0027-0027-19-Ph I AIM

Appendix G
Fannie Mae Questionnaire



Phase I Environmental Assessment Questionnaire

(Exhibit X-1)

Phase I Environmental Assessment

Property Log

Fannie Mae Commitment #:	
Property Address:	Michigan Apartments, 3800 W. Michigan St. Indianapolis, IN 46222
Borrower Address:	
Borrower Phone:	
Lender Company Name:	
Lender Underwriter:	
Environmental Assessor:	Michael S. Ryniak
Firm Name and Address (If different than Lender):	Commercial Inspectors, L.L.C. 7000 North 16 th Street, Suite 120 Phoenix, AZ 85020
Assessor Phone:	602-274-5400
Date Assessment Completed:	April 18, 1999
Assessment Results:	Attached

Results Summary and Recommendations

1. Phase I Assessment Results (check applicable result for each hazard).

Hazard	Acceptable	Acceptable, Requires O&M	Fail	Fail, Possible Remedy	Phase II Required
Asbestos		X			
PCBs	X				
Radon					X
USTs					X
Waste Sites	X				
Lead-Based Paint	X				
Additional Hazards	X				

2. Attach a brief explanation for each hazard requiring a Phase II assessment. List data deficiencies, test results etc., requiring further assessment.
3. Attach a brief explanation for each hazard that is acceptable but requires Operations and Maintenance (O&M) actions. What actions are required and how should they be performed?
4. Attach a brief explanation for each failed hazard that could be corrected with remedial actions. What actions are required and how should they be performed?

Signature:

Date:

Phase I Environmental Assessment

Environmental Hazards Information Sources

Check any information sources used to perform the Phase I Assessment.

1. Overall Property Description

	Building Specifications	<input checked="" type="checkbox"/>	Zoning or Land Use Maps (e.g., Sanborn)
<input checked="" type="checkbox"/>	Aerial Photos	<input checked="" type="checkbox"/>	List of Commercial Tenants On-Site
<input checked="" type="checkbox"/>	Title History	<input checked="" type="checkbox"/>	Verification of Public Water and Sewer
<input checked="" type="checkbox"/>	Site Survey	<input checked="" type="checkbox"/>	Interviews with Builder, and/or Property Manager
<input checked="" type="checkbox"/>	Interviews with Local Fire, Health, Land Use, or Environmental Enforcement Officials		Other:

2. Asbestos

	Dated Building Construction or Rehabilitation Specifications	<input checked="" type="checkbox"/>	Other: On-site survey
<input checked="" type="checkbox"/>	Engineer's/Consultant's Asbestos Report		

3. Polychlorinated Biphenyls

<input checked="" type="checkbox"/>	Utility Transformer Records		Site Soil, Ground Water PCB Test Results
	Site Survey of Transformers		Other:

4. Radon

	Water Utility Records	<input checked="" type="checkbox"/>	On-site Radon Test Results
	Gas Utility Records		Other:

5. Underground Storage Tanks

	Oil, Motor Fuel, and Waste Oil Systems Reports	<input checked="" type="checkbox"/>	Site Tank Survey
<input checked="" type="checkbox"/>	CERCLIS/RCRIS Results on Neighborhoods (within radius of one mile)		Other:
	Site Soil and Ground Water Tests		

6. Waste Sites

<input checked="" type="checkbox"/>	CERCLIS/RCRIS Results on Neighborhoods (within radius of one mile)		Site Soil and Ground Water Test Results
<input checked="" type="checkbox"/>	State EPA Site Lists for Neighborhoods (within radius of one mile)		Other:
	Federal Facilities Docket		

7. Lead-Based Paint

<input checked="" type="checkbox"/>	Lead Paint Survey		Other:
	Certification/Compliance Records		

8. Additional Hazards

	Urea Formaldehyde Foam Insulation Survey		Lead in Drinking Water Test Results
	Interior Air Test Results		Other:

Phase I Environmental Assessment

Assessment Checklist

Answer all applicable questions by checking the appropriate box.

(Y= Yes, N= No, DK= Don't Know)

	Y	N	DK
--	---	---	----

1. Asbestos

Note: All asbestos related assessments, testing, and remedial action programs must be in compliance with USEPA document "Guidance for Controlling Asbestos-Containing Materials in Buildings" (USEPA 560/5-85-024, 1985). All O&M plans must be in conformance with USEPA document "Managing Asbestos in Place: A Building Owner's Guide to Operations and Maintenance Programs for Asbestos-Containing Materials" (USEPA, Pesticides & Toxic Substances (TS-799) 20T-2003, July 1990).

a. Was/were the building(s) constructed prior to 1979?

X

b. Does a site walk through reveal any visible evidence of asbestos?

X

c. Is there any documented evidence of asbestos (e.g., building plans)?

X

Note: If the answer to all three of the above questions is "No," then stop, the property is acceptable for asbestos. If the answer to any of the questions is "Yes" or "Don't Know," answer the questions below.

d. Is there an asbestos survey that included physical sampling by a qualified firm performed since 1979 that indicates that the property is free of asbestos?

X

Note: If the answer to question d is "Yes," then stop, the property is acceptable for asbestos. Otherwise, the property may be deemed "Acceptable, Requires O&M" if the assessor believes that enough documentation has already been collected and conditions warrant such a response. If not, either the property fails or a Phase II Assessment is required.

e. Comments:

f. **Asbestos — Phase I Assessment Results (mark one):**

	Acceptable
X	Acceptable, Requires O&M
	Fail
	Fail, Possible Remedy
	Phase II Required

Phase I Environmental Assessment

Assessment Checklist

	Y	N	DK										
2. Polychlorinated Biphenyls (PCBs)													
a. Are there any PCB transformers or PCB contaminated transformers anywhere on the property?		X											
b. Is there any visible or documented evidence of soil or ground water contamination from PCBs on the property?		X											
Note: If the answer to both questions is "No," then stop, the property is acceptable for PCBs. If the answer to any question is "Don't Know," then stop, a Phase II assessment is required and all regulatory requirements must be met. Otherwise, answer the questions below.													
c. (If the answer to question a above is "Yes") Are any of the transformers-owned by any party with an interest in the property or located inside any of the residential buildings?													
d. (If the answer to a above is "Yes") Are any of the transformers badly labeled, damaged, or show indications of poor maintenance?													
e. (If the answer to a above is "Yes") Is there any evidence of leakage on or around the transformers?													
f. (If the answer to b above is "Yes") Have PCB concentrations of 50 ppm or greater been found in contaminated soils or ground water?													
Note: If the answers to questions c, d, e, and f are all "No," then the property is acceptable for PCBs. Otherwise, the property either fails or requires a Phase II assessment.													
g. Comments:													
h. PCBs — Phase I Assessment Results (mark one): <table border="1" style="margin-left: 20px; border-collapse: collapse;"> <tbody> <tr> <td style="width: 5%; text-align: center;">X</td> <td>Acceptable</td> </tr> <tr> <td></td> <td>Acceptable, Requires O&M</td> </tr> <tr> <td></td> <td>Fail</td> </tr> <tr> <td></td> <td>Fail, Possible Remedy</td> </tr> <tr> <td></td> <td>Phase II Required</td> </tr> </tbody> </table>				X	Acceptable		Acceptable, Requires O&M		Fail		Fail, Possible Remedy		Phase II Required
X	Acceptable												
	Acceptable, Requires O&M												
	Fail												
	Fail, Possible Remedy												
	Phase II Required												

Phase I Environmental Assessment

Assessment Checklist

		Y	N	DK										
3. Radon														
a.	Were the results of an USEPA approved short-term radon test performed in the lowest public areas of the building(s) within the last six months, at/or below 4 pCi/L or 0.02 WL?		X											
Note: If the answer is "No" or "Don't Know," then stop, a Phase II assessment, including on-site testing, is required. If the answer is "Yes," answer the questions below.														
b.	Is there any evidence that nearby structures have elevated indoor levels of radon or radon progeny?													
c.	Have local water supplies been found to have elevated levels of radon or radium?													
d.	Is the property located on or near sites that currently are or formerly were used for uranium, thorium, or radium extraction or for phosphate processing?													
Note: If the answer to questions b, c, or d is "Yes," then a Phase II assessment is required. If the answer to questions b, c and d is "No," then the property is acceptable for radon. A property may be acceptable for radon with a "Don't Know" answer for questions b, c, or d but the assessor must justify the decision.														
e.	Comments:													
f.	Radon — Phase I Assessment Results (mark one): <table border="1" style="margin-top: 10px; width: 100%; border-collapse: collapse;"> <tbody> <tr> <td style="width: 10%;"></td> <td>Acceptable</td> </tr> <tr> <td></td> <td>Acceptable, Requires O&M</td> </tr> <tr> <td></td> <td>Fail</td> </tr> <tr> <td></td> <td>Fail, Possible Remedy</td> </tr> <tr> <td style="text-align: center;">X</td> <td>Phase II Required</td> </tr> </tbody> </table>					Acceptable		Acceptable, Requires O&M		Fail		Fail, Possible Remedy	X	Phase II Required
	Acceptable													
	Acceptable, Requires O&M													
	Fail													
	Fail, Possible Remedy													
X	Phase II Required													

Phase I Environmental Assessment

Assessment Checklist

	Y	N	DK
4. Underground Storage Tanks (USTs)			
Note: In the questions below, "API" stands for "American Petroleum Institute" and NFPA stands for "National Fire Protection Association".			
a. Is there a current site survey performed by a qualified engineer which indicates that the property is free of any USTs?	X		
b. Is there any visible or documented evidence of soil or ground water contamination on the property?		X	
c. Are there any petroleum storage and/or delivery facilities (including gas stations) or chemical manufacturing plants located on adjacent properties?			X
Note: If the answer to question a is "Yes" and the answers to questions b and c are "No," then stop, the property is acceptable for USTs. If the answer to questions b or c is "Yes" or "Don't Know," then stop either the property fails or a Phase II assessment is required. Else, answer the questions below.			
d. Are there any active underground tank facilities on-site for such activities as motor fuel, waste oil, or fuel oil storage?			
e. (If "Yes" to question d) Have these facilities been maintained in accordance with applicable laws and regulations and sound industry standards (e.g. API Bulletin 1621 and 1623; NFPA Bulletin 329, 70, 77 etc. or successor documents)?			
Note: If the answer to d is "No," skip to question h below. If the answer to d is "Don't Know" then stop, either the property fails or a Phase II assessment is required. If the answer to e is "No" or "Don't Know" then stop, either the property fails or a Phase II assessment is required. If the answer to both questions d and e is "Yes," answer the questions below.			
f. (If "Yes" to question d) Are any of the tanks more than 10 years old?			
g. (If "Yes" to question f) Have all of the tanks that are more than 10 years old been successfully tested for leaks within the last year using an API approved test?			
Note: If the answer to question f is "No," answer the questions below. If the answer to question f is "Don't Know," then stop, either the property fails or a Phase II assessment is required. If the answer to question g is "Yes," then answer the questions below. Otherwise, stop, either the property fails or a Phase II assessment is required.			
h. Are there any deactivated USTs on the property?			
i. (If "Yes" to question h) Were all of the tanks deactivated in accordance with applicable laws and regulations and with sound industry practices (e.g., API Bulletins #1604 and #2202 or NFPA Bulletin #30; or successor documents)?			
Note: If the answer to question h is "No," or if the answer to question i is "Yes" then the property is acceptable for USTs. If the answer to question h is "Don't Know" or if the answer to question i is "No" or "Don't Know" then either the property fails or a Phase II assessment is required.			
j. Comments: A UST/LUST site was identified at the Project address (3800 W. Michigan) as Coca Cola Bottling. A file review should be conducted to determine the location of this site, and if it has the potential to impact the Project.			

Phase I Environmental Assessment

Assessment Checklist

k. **USTs — Phase I Assessment Results (mark one):**

<input type="checkbox"/>	Acceptable
<input type="checkbox"/>	Acceptable, Requires O&M
<input type="checkbox"/>	Fail
<input type="checkbox"/>	Fail, Possible Remedy
<input checked="" type="checkbox"/>	Phase II Required

Y

N

DK

5. **Waste Disposal Facilities**

a. Is there any documented or visible evidence of dangerous waste handling on the subject property or adjoining sites (e.g. stressed vegetation, stained soil, open or leaking containers, foul fumes or smells, oily ponds etc.)?

☒

b. Was the property ever used for research, industrial, or military purposes during the last 30 years?

☒

c. Has space on the property ever been leased to commercial tenants who are likely to have used, transported, or disposed toxic chemicals (e.g. dry cleaner, print shop, service stations, etc.)?

☒

d. Is the water for the property provided either by a private company or directly from a well on the property?

☒

e. Are there any obvious high risk neighbors on adjacent properties engaged in producing, disposing, storing, or transporting hazardous waste, chemicals, or substances?

☒

f. Does the property or any site within one mile, appear on any state or federal list of hazardous waste sites (e.g. CERCLIS, RCRIS etc.)?

☒

Note: If the answer to all of question a through f is "No," then stop, the property is acceptable for Waste Disposal Facilities. Otherwise, the property either fails or a Phase II assessment is required.

g. **Comments:** Based on distance, direction, estimated groundwater flow, media affected, and regulatory status, these sites are not anticipated to impact the Project

h. **Waste Disposal Facilities — Phase I Assessment Results (mark one):**

<input checked="" type="checkbox"/>	Acceptable
<input type="checkbox"/>	Acceptable, Requires O&M
<input type="checkbox"/>	Fail
<input type="checkbox"/>	Fail, Possible Remedy
<input type="checkbox"/>	Phase II Required

Phase I Environmental Assessment

Assessment Checklist

	Y	N	DK
6. LEAD-BASED PAINT (More than 0.5 percent by dry weight)			
a. Was the Property constructed after 1978 and are all buildings free of chipping or deteriorating paint?		X	
b. Does the Property have a current, valid certification from applicable state or local authorities demonstrating it is in full compliance with Lead-Based Paint laws, ordinances, or regulations regardless of what eligible tenant population may live there? (Answer "No" if no certification process exists.)		X	
Note: If the answer to either question a or b is "Yes," then stop, the Property is acceptable for Lead-Based Paint. Otherwise, answer the question below.			
c. Do the results of mandatory on-site sampling and analysis of representative surfaces from interior common areas and multiple unit bedrooms (include "chewable" areas as well as damaged or deteriorating paints) and exterior surfaces indicate that the Property is free of Lead-Based Paints? Between 10 (minimum) and 30 (maximum) samples must be taken (target a ratio of ten samples per 100 units).	X		
Note: If the answer to question c is "Yes," then stop, the Property is acceptable for Lead-Based Paint. If the answer to question c is "Don't Know," then the property is unacceptable for Lead-Based Paint. If the answer to question c is "No," answer the question below.			
d. Is the Property currently in violation of any applicable law, ordinance or regulation in anyway relating to Lead-Based Paint?			
Note: If the answer to question d is "Yes" or "Don't Know" then the Property is unacceptable for Lead-Based Paint. If the answer to question d is "No," (or, if an unacceptable Property is remediated for Lead-Based Paint so that it is no longer in violation of applicable laws, ordinances, or regulations) then the Property is considered "Acceptable, Requires O&M," provided that an O&M Plan is developed and that the Borrower and Lender execute the Fannie Mae Lead-Based Paint Acknowledgement and Indemnification agreement (see Exhibit X-3). (This Agreement must be assigned to Fannie Mae at loan delivery). Finally, the provisions provided in Exhibit X-4 must be added to the Note Addendum and the Rider to the Security Instrument, as specified in that Exhibit.			
e. Comments:			
f. Lead-Based Paint — Phase I Assessment Results (mark one):			
X	Acceptable		
	Acceptable, Requires O&M		
	Fail		
	Fail, Possible Remedy		
	Phase II Required		

Phase I Environmental Assessment

Assessment Checklist

	Y	N	DK										
7. Additional Hazards													
a. Do the tenant areas contain Urea Formaldehyde Foam Insulation (UFFI) that was installed less than a year ago?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>										
b. (If the answer to question a is "Yes" or "Don't Know") Did the current HVAC system meet ASHRAE standards (standard 62-73 and successors) when it was installed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
Note: If the answer to question a is "No," or if the answer to question b is "Yes," then the property is acceptable for UFFI. Proceed to question c. If the answer to question b is "No" or "Don't Know," then the property fails for UFFI. The application may continue, but the Lender must demonstrate prior to Commitment by Fannie Mae that the ventilation system currently meets ASHRAE standards. Proceed to question c.													
c. Is the property served by publicly regulated municipal water and sewage services?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
Note: If the answer to question c is "Yes," then proceed to question d. If the answer is "No" or "Don't Know," then the property is not acceptable for Phase I water and sewage services. A Phase II Assessment plan must be developed by the Lender and approved by the Fannie Mae Property Regional Office before a waiver will be considered. Proceed to question d.													
d. Does the local utility providing drinking water meet current USEPA requirements for lead concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
Note: If the answer to question d is "Yes," then the Lender should confirm that the Property is in compliance with all state and local disclosure laws. With that confirmation, the Property is acceptable for lead in drinking water. Proceed to question e. If the answer is "No" or "Don't Know," the Lender must contact the utility and obtain a description of the affirmative plan the utility is following to come into compliance. In addition, the Lender must also contact the local health authorities and implement any required response and notification measures. Proceed to question e.													
e. Is there any evidence of illegal or dangerous on-site application, handling or storage of maintenance chemicals such as pesticides, rodenticides, fertilizers, cleaners, paints, solvents, swimming pool cleaners, etc.?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>										
Note: If the answer to question e is "No," then the Property is acceptable for maintenance chemicals. If the answer is "Yes" or "Don't Know," then the Property fails the Phase I Assessment. However, if 1) there are no violations of applicable law or regulations and 2) a Phase II Assessment is not warranted, the Property can be made "Acceptable" or "Acceptable, Requires O&M" through on-site clean-up and if appropriate, the creation of an O&M plan for maintenance chemicals.													
f. Comments:													
g. Additional Hazards — Phase I Assessment Results (mark one): <table border="1" style="margin-left: 20px; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center;">X</td> <td>Acceptable</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>Acceptable, Requires O&M</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>Fail</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>Fail, Possible Remedy</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>Phase II Required</td> </tr> </table>				X	Acceptable	<input type="checkbox"/>	Acceptable, Requires O&M	<input type="checkbox"/>	Fail	<input type="checkbox"/>	Fail, Possible Remedy	<input type="checkbox"/>	Phase II Required
X	Acceptable												
<input type="checkbox"/>	Acceptable, Requires O&M												
<input type="checkbox"/>	Fail												
<input type="checkbox"/>	Fail, Possible Remedy												
<input type="checkbox"/>	Phase II Required												

C.I., LLC

CI#0027-0027-19-Ph I AIM

Appendix H
Resumes



MICHAEL S. RYNIAK

DIRECTOR OF ENVIRONMENTAL SERVICES

PROFESSIONAL RESUME

EXPERIENCE: (1989-1998)

Manages all technical and client-related response for environmental projects, including Phase I environmental site assessments, air-quality monitoring surveys, asbestos and lead-based paint surveys, and environmental consulting. As a Certified Environmental Inspector, Mr. Ryniak has conducted or supervised over 700 environmental site assessments for several national consulting firms, including Commercial Inspectors LLC, Kleinfelder Inc., Jaykim Engineers, Inc., and EMG Inc. Projects have included both Phase I and Phase II environmental site assessments.

Previous experience includes: Provided consulting and oversight on projects for the Resolution Trust Corporation (RTC) and related financial institutions/management firms regarding RTC environmental policies and procedures. Conducted or supervised report reviews for all phases of environmental work provided to the RTC and related institutions.

Participated in remedial investigation and feasibility studies for four Arizona "Superfund" sites in Phoenix and Tucson for the Arizona Department of Environmental Quality.

QUALIFICATIONS:

B.A., Anthropology: University of Notre Dame
Master Degree Program (Geology): Arizona State University

AHERA Certified Building Inspector
AHERA Certified Management Planner
OSHA 40-Hour Health & Safety Training Certificate
Certified Environmental Inspector (CEI)
(Environmental Assessment Association , Scottsdale, AZ)